



HERITAGE ESTATE AGENCY



56 Moorcroft Road, Moseley, Birmingham, B13 8LU

£725,000

A Four Bedroom Detached Property





Moorcroft Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, lawn area, with planted bed to side, patterned imprinted concrete driveway leading to garage and main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling spot lights, tiled flooring and door to:

Entrance Hallway

Ceiling light point, stairs rising to first floor accommodation, radiator and doors to:

Storage Cupboard

Ceiling light point.

Ground Floor W.C.

Obscured window to front aspect, ceiling light point, part tiled walls, laminate wood effect flooring, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Reception Room One 11'10" x 12'5"

Bow window to front aspect, coved ceiling, ceiling light point, wood effect flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 21'5" x 12'5"

Patio doors to rear aspect, coved ceiling, two ceiling light points, three wall mounted light points, radiator, feature brick fire surround with electric fire set on hearth and door to:

Study 9'4" x 6'2" max

Window to rear aspect, ceiling light point and radiator.

Reception Room Three 12' x 9'2" max

Bow window to front aspect, ceiling light point and radiator.

L Shaped Dining Kitchen 16'10" max x 16'6" max

Patio doors to rear aspect, four ceiling light points, part tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset

one and a half bowl sink and drainer unit with mixer tap over, integrated Range style cooker with five ring gas hob and extractor hood over, integrated fridge, plumbing for dishwasher, radiator and door to:

Utility Room 7'5" excl recess x 10'7" max

Window to rear aspect, door to side aspect, ceiling light point, tiled flooring, a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, plumbing for washing machine, space for further appliances and doors to:

Boiler Room

Ceiling light point, tiled flooring and floor mounted boiler with shelves above.

Garage 28'5" x 11'3" > 8'

Double doors to front aspect, pedestrian door to front aspect, two ceiling light points, gas and electric meters.

First Floor Accommodation

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Landing

Stained glass window to front aspect, ceiling light point, loft access and doors to:

Bedroom One 15'3" max x 12'6" max

Window to rear aspect, ceiling light point, radiator and a range of fitted bedroom furniture with inset sink unit.

Bedroom Two 12' x 12'6" max

Window to front aspect, ceiling light point, radiator and fitted wardrobes.

Bedroom Three 11'11" x 9'3" max

Window to front aspect, ceiling light point, radiator and wash hand basin with mixer tap over encased in vanity unit.

Bedroom Four 7'8" max x 8'9" max

Window to rear aspect, ceiling light point, radiator, fitted wardrobe and dressing table with drawers.





Bathroom 7'6" x 7'3"

Obscured window to rear aspect, ceiling light point, part tiled walls, wood effect flooring, radiator and a fitted bathroom comprising: panelled bath with mixer tap and shower attachment over, shower cubicle with wall mounted chrome mixer shower over and wash hand basin with mixer tap over encased in vanity unit.

Separate W.C.

Obscured window to side aspect, ceiling light point, wood effect flooring and low level flush w.c.

Outside

Rear Garden

Accessed via reception room two, the dining kitchen or utility room and benefits from paved seating area, lawn area with shaped planted beds to sides sloping down to further paved seating area, mature trees and wild area.

Agent Note:

We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

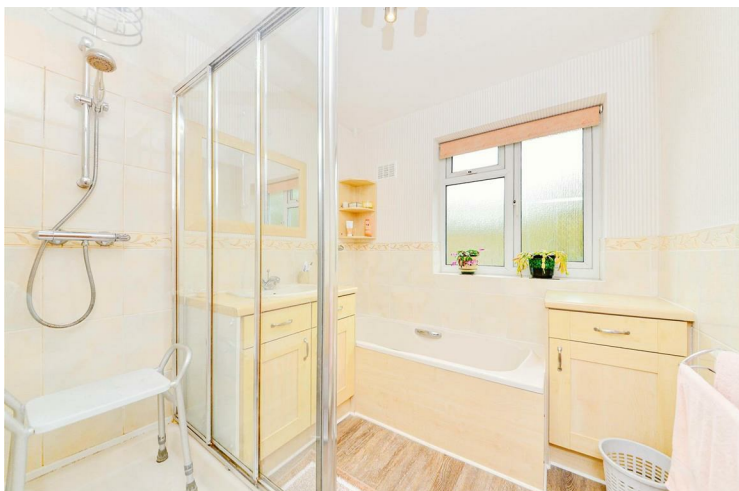
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

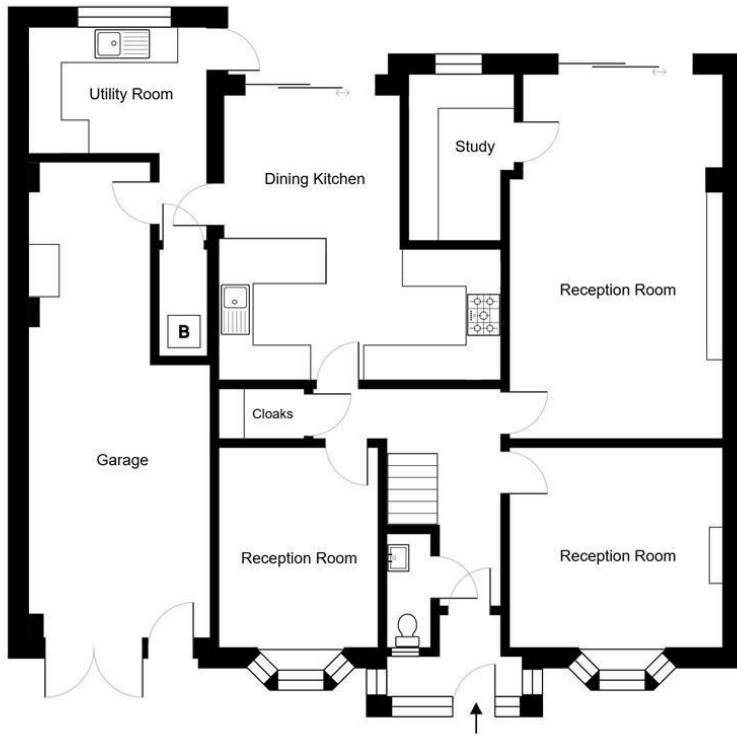
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band F





Ground Floor
Area: approx 131.3 m² ... 1414 ft²



First Floor
Area: approx 71.2 m² ... 767 ft²



56 Moorcroft Road, Moseley, Birmingham.

Total Area: approx 202.6 m² ... 2180 ft²

All measurements are approximate and for display purposes only.
Area figures are approximate only.
Contact agent for more details.

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

