



HERITAGE ESTATE AGENCY



109 Blenheim Road, Moseley, Birmingham, B13 9UA

£500,000

A Four Bedroom Property



**Blenheim Road comprises in further detail:**

The property is set back from the road and approached via fore garden with gravelled area, shrubs and driveway leading to door to utility room and main entrance door opening to:

Entrance Vestibule

Ceiling light point, tiled flooring and step up to door opening to:

Entrance Hallway

Obscured window to front aspect, ceiling light point with ceiling rose, wooden floor boards, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Ceiling light point, extractor fan, part tiled walls, wood effect flooring, wall mounted wash hand basin with mixer tap over and low level flush w.c.

Reception Room One 15'2" max x 10'10" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, fitted storage cupboards and radiator.

Reception Room Two 20'1" max x 12'11" max - lounge area

Coved ceiling, four wall mounted light points, wooden flooring, feature recess to chimney breast with coal effect gas stove and opening to:

Dining Area

French style doors with windows to sides to rear aspect opening to rear garden, ceiling light point, wooden flooring and radiator.

Dining Kitchen 16'1" max x 13'4" max

Window to rear aspect, sky light, French style doors to rear aspect opening to rear garden, ceiling light points, slate effect

flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, integrated dishwasher and fridge, plumbing for washing machine, radiator and door to:

Utility Room 14'5" x 5'7"

Door to front aspect, ceiling strip light, slate effect flooring, built-in storage cupboard, work surface with space for tumble dryer beneath and radiator.

First Floor Accommodation

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

Split Level Landing

Sky light, internal glass block window, ceiling light point, loft access and doors to:

Storage Cupboard

Ceiling light point.

Bedroom One 10'11" x 12'11" max

Window to rear aspect, ceiling light point, picture rail, radiator and access to eaves storage.

Bedroom Two 11'2" x 10'11" max

Window to front aspect, ceiling light point, picture rail and radiator.

Bedroom Three 7'9" x 8'11"

Window to front aspect, ceiling light point, picture rail and radiator.

Bedroom Four/Study 14'3" x 5'6"

Windows to front and rear aspects, ceiling light point and radiator.





Bathroom 8'5" max x 6'11" max

Obscured window to rear aspect, ceiling spot lights, extractor fan, slate effect flooring, heated towel rail, wall mounted boiler and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via reception room two or the dining kitchen and benefits from paved patio with steps to shaped lawn area with planted beds to sides, planted beds with pathway leading to circular patio area and Summer House.

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

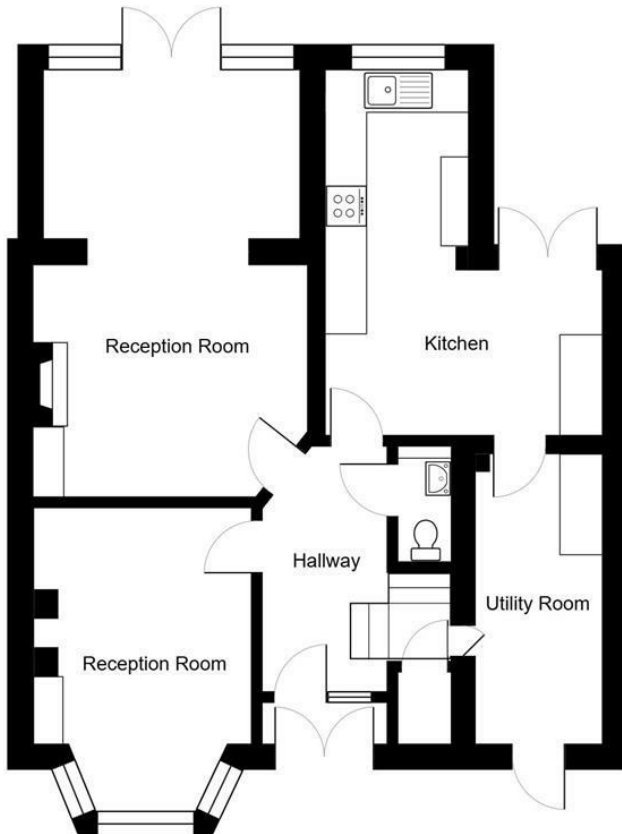
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. 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.





Ground Floor

Area: approx 75.8 m² ... 816 ft²



First Floor

Area: approx 51.1 m² ... 550 ft²



109 Blenheim Road, Moseley, Birmingham.

Total Area: approx 126.9 m² ... 1366 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

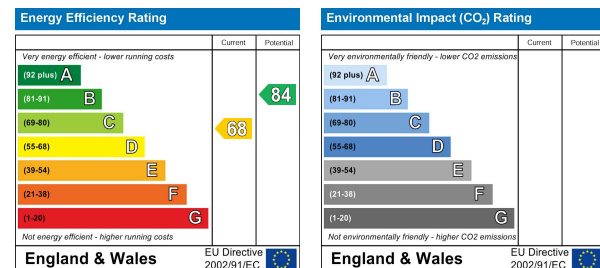
Our opening times are:-

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.



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