



# HERITAGE ESTATE AGENCY



**44 Mossfield Road, Kings Heath, Birmingham, B14 7JB**

**£350,000**

**A Three Bedroom Mid Terrace Property**







### **Mossfield Road comprises in further detail:**

The property is set back from the road and approached via fore garden with driveway leading to paved drive, lawn area with raised planted beds, mature tree, access to shared side passageway and step up to:

#### **Open Canopy Porch**

Wall mounted light point and main entrance door opening to:

#### **Entrance Hallway**

Coved ceiling, ceiling light point, tiled flooring, stairs rising to first floor accommodation with storage area below, radiator and doors to:

#### **Lounge 17' x 9'11" into recess**

Window to front aspect, French style doors to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, three wall mounted light points, built-in cupboard to recess with shelving above, wood flooring, radiator, feature mantle to chimney breast with recess and tiled hearth.

#### **Inner Lobby**

Ceiling light point, radiator and opening to:

#### **Ground Floor W.C.**

Obscured window to rear aspect, ceiling spot lights, tiled walls and flooring, wall mounted wash hand basin with vanity unit below and low level flush w.c.

#### **Dining Kitchen - Kitchen Area 6'9" x 12'1"**

Window to front aspect, ceiling spot lights, tiled 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 eye level double oven and four ring gas hob with concealed extractor hood over, plumbing for washing

machine and dishwasher, space for fridge/freezer, breakfast bar area and opening to:

#### **Dining Area 9'6" x 12'7"**

Coved ceiling, ceiling spot lights, two wall mounted light points, wood effect flooring, radiator, door to hallway and patio doors to rear aspect opening to:

#### **Conservatory 9'4" max x 9'10" max**

Windows to rear and side aspects, French style doors to side aspect opening to rear garden, ceiling light point and tiled flooring.

#### **First Floor Accommodation**

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

#### **Landing**

Window to front aspect, coved ceiling, three ceiling light points, loft access, radiator and doors to:

#### **Built-In Storage Cupboards**

Housing boiler.

#### **Bedroom One 11'9" max x 12'5" max**

Window to rear aspect, coved ceiling, ceiling light point, radiator and original style fire place. (With some restricted head height)

#### **Bedroom Two 9'8" max x 12'7" max**

Window to rear aspect, ceiling light point, radiator and fitted wardrobes. (With some restricted head height)

#### **Bedroom Three 6'10" x 12'7"**

Window to front aspect, ceiling light point, wood effect flooring and radiator.

#### **Bathroom 4'11" max x 12' max**

Obscured window to front aspect, ceiling light point, part





tilled walls, heated towel rail and a bathroom suite comprising: panelled bath having telephone style mixer tap with shower attachment over and further electric shower over, pedestal wash hand basin and low level flush w.c.

## Outside

### Rear Garden

Accessed via a gated shared side access, the lounge or the conservatory and benefits from paved patio area with door to brick built store, steps down to lawn area with planted beds to sides and timber shed.

### 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

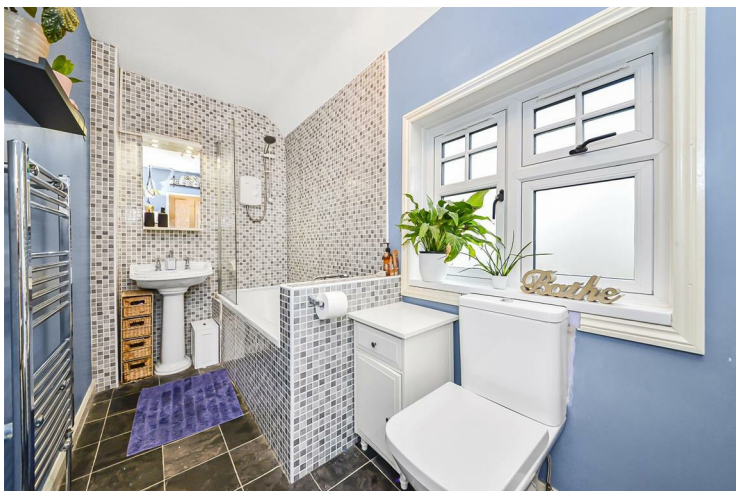
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

## GENERAL INFORMATION

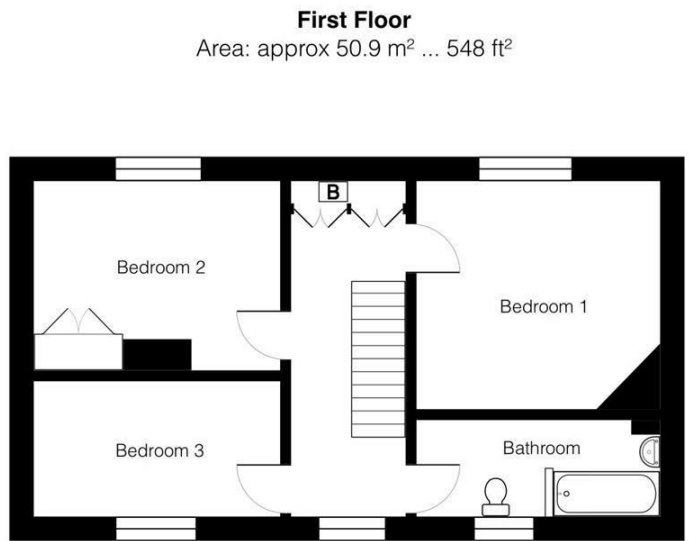
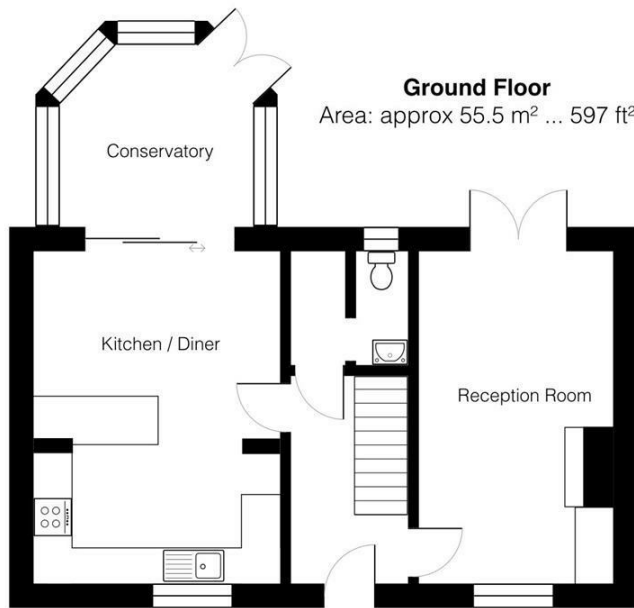
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.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







44 Mossfield Road, Kings Heath, Birmingham.

Total Area: approx 106.3 m<sup>2</sup> ... 1145 ft<sup>2</sup>

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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

