



HERITAGE ESTATE AGENCY



63 Sandford Road, Moseley, Birmingham, B13 9DX

£450,000

A Four Bedroom Semi-Detached Property





Sandford Road comprises in further detail:

The property is set back from the road and approached via fore garden with hedgerow to front, corner planted bed, gravel driveway leading to gated side access and step up to main entrance door with stained glass window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, dado rail, wall mounted electric meter, wooden flooring, door with stained glass inset and stained glass windows surrounding opening to:

Entrance Hallway 25'4" max x 6'2" excl recess

Part coved ceiling, two ceiling light points, dado rail, wooden flooring, stairs rising to first floor accommodation with under stair storage cupboard, radiator and doors to:

Reception Room One 14'11" max x 12'11" max

Bay window to front aspect, part coved ceiling, ceiling light point with ceiling rose, two wall mounted light points, picture rail, wooden flooring, radiator, feature fire place with tiled inset and hearth.

Shower Room

Obscured window to side aspect, ceiling spot lights, extractor fan, radiator, heated towel rail and a suite comprising: fully tiled shower cubicle with mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush.

Reception Room Two 12'5" x 11'5" max

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point, picture rail, dresser, fitted shelving, wooden flooring and radiator.

Kitchen/Diner 17'9" x 12'2" into bay

Bay window to side aspect, further window to side aspect, stable door to side aspect opening to rear garden, ceiling light point, ceiling spot lights, part tiled walls, part wooden flooring, part tiled flooring and a fitted kitchen comprising: a range of

wall, drawer and base units with work surfaces over, inset Belfast style sink with mixer tap over, integrated eye level cooker and four ring gas hob with extractor hood over, space for fridge/freezer, integrated dish washer, plumbing for washing machine and concealed boiler

First Floor Accommodation

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

Split Level Landing

Coved ceiling, two ceiling light points, loft access, dado rail and doors to:

Built-in Cupboard

With shelving.

Bedroom One 16'1" x 10'3" max

Window to front aspect, coved ceiling, ceiling light point and radiator.

Bedroom Two 12'5" x 11'6" max

Window to rear aspect, coved ceiling, ceiling light point and radiator.

Bedroom Three 10'3" max x 9'10" max

Window to rear aspect, ceiling light point and radiator.

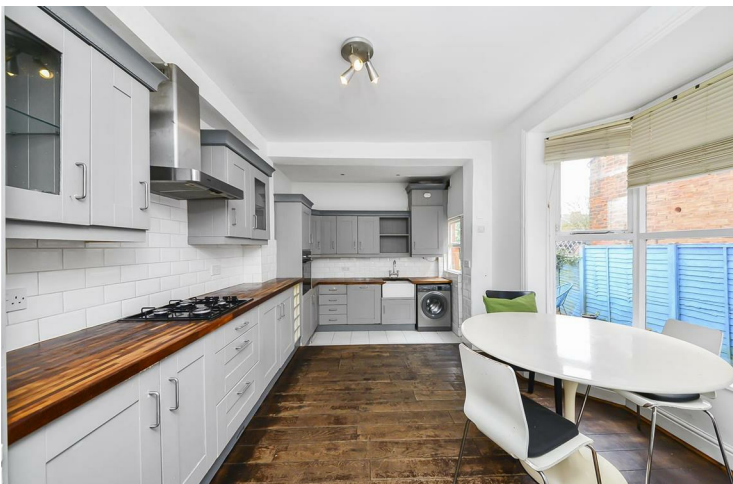
Bedroom Four 12'4" x 7'4"

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

Family Bathroom 6'5" x 6'10"

Obscured window to side aspect, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: roll top bath with mixer tap over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside





Rear Garden

Accessed via a gated side access, reception room two or the kitchen/diner and benefits from block paved area with door to potting shed, lawn area with beds surrounding, mature shrubs and trees.

Potting Shed 8' x 4'5"

Windows to front, rear and side aspects, light point and bi-folding doors to:

Outhouse 9'6" x 6'3"

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.

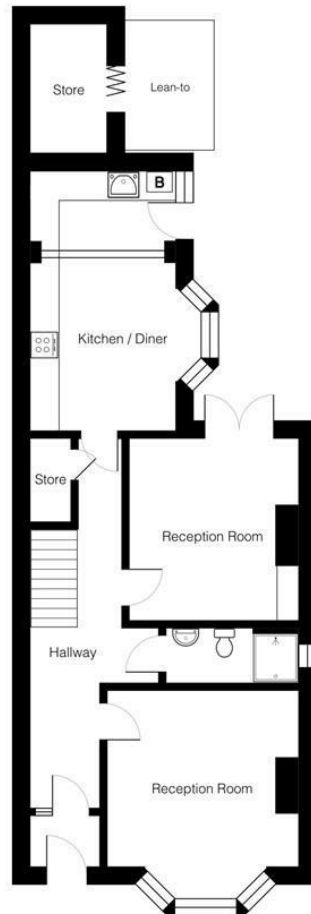
COUNCIL TAX BAND

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





Ground Floor
Area: approx 72.2 m² ... 778 ft²



First Floor
Area: approx 66.0 m² ... 710 ft²



63 Sandford Road, Moseley, Birmingham.

Total Area: approx 138.2 m² ... 1488 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.

