



HERITAGE ESTATE AGENCY



29 Berkley Crescent, Moseley, Birmingham, B13 9YD

£450,000

A Three Bedroom Detached Property





Berkley Crescent comprises in further detail:

The property is set in a cul-de-sac location and approached via private road leading to fore garden with gravel driveway, rockery, EV charger, pathway leading to side access and main entrance door opening to:

Entrance Porch

Ceiling light point and door to:

Entrance Hallway 11' max x 7'2" max

Obscured window to front aspect, coved ceiling, two ceiling light points, Karndean flooring, stairs rising to first floor accommodation with under stair storage cupboard, two radiators and doors to:

Reception Room One 24'3" into bay x 11'8"

Bay window to front aspect, coved ceiling, two ceiling light points, radiator, feature fire surround with pebble effect gas fire set on hearth and bi-folding doors to:

Reception Room Two 10'6" x 9'5"

Door to kitchen, coved ceiling, ceiling light point, vertical contemporary style radiator and windows with French style doors to:

Conservatory 7'7" x 17'10"

Windows to side and rear aspects, patio doors to rear aspect opening to rear garden, French style doors to side aspect opening to rear garden, wall mounted light point, tiled flooring and radiator.

Kitchen 14'6" max x 9'9" max

Window to rear aspect, ceiling spot lights, Karndean 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 electric oven with four ring gas hob and extractor hood over, plumbing for dish washer, space for American style fridge/freezer, radiator, doors to reception room two and hallway and further door to:

Utility Room 10'11" max x 7' max

Stable style door to rear aspect opening to rear garden, ceiling light point, Kardean flooring, a range of wall and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, plumbing for washing machine, space for tumble dryer, radiator and doors to:

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, wall mounted boiler, wall mounted wash hand basin and low level flush w.c.

Reception Room Three (Converted Garage) 18'6" max x 7'3"

Window to front aspect, door to hallway, loft access, four wall mounted light points, fitted shelving and radiator.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Airing Cupboard

Hot water tank and shelving.

Bedroom One 13'10" max x 11'3" max

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

Bedroom Two 11'8" x 12'4"

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

Bedroom Three 10'4" max x 7'10" max

Window to front aspect, ceiling light point, radiator and built-in wardrobe.

Bathroom 8'5" max x 6'9" max

Obscured window to rear aspect, ceiling spot lights, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.





Outside

Rear Garden

Accessed via the conservatory or utility room and benefits from gravel areas, paved seating area, lawn area with stepping stone pathway to feature paved circular seating area, various planted beds, gate opening to Moseley Bog and door to:

Side Lean To

Four ceiling strip lights and door to front aspect.

Agent Notes:

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

2. We are advised by the vendor of Berkley Crescent that the access to the front is a private road and as such is not maintained by the local council. We understand that maintenance of the road is shared with the properties who have access.

3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the rear garden of Berkley Crescent backs on to Moseley Bog.

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

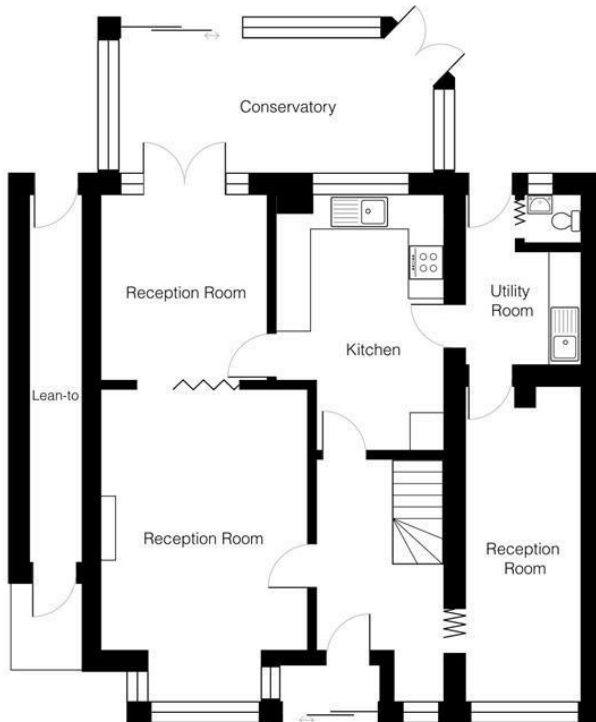
The vendor has informed us that the property is located within Birmingham City Council - Band E





Ground Floor

Area: approx 86.8 m² ... 935 ft²



First Floor

Area: approx 47.5 m² ... 511 ft²



29 Berkley Crescent, Moseley, Birmingham.

Total Area: approx 134.3 m² ... 1445 ft² (excluding lean-to)

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.

