



HERITAGE ESTATE AGENCY



13 Clarence Road, Moseley, Birmingham, B13 9SX

£725,000

A Six Bedroom Mid Terrace Property





Clarence Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, planted beds, block paved pathway leading to gated shared side access and step up to main entrance door with window over opening to:

Vestibule

Ceiling light point, wall mounted meter cupboards, original style tiled flooring and door with stained glass panels inset and surrounding opening to:

Entrance Hallway

Coved ceiling, two ceiling light points, picture rail, original style tiled flooring, stairs rising to first floor accommodation, built-in storage cupboard with stairs to cellar, radiator, doors to reception room one, kitchen area and utility/w.c.

Cellar 15'8" x 14'6"

Electric and light points.

Utility/W.C.

Obscured window to front aspect, ceiling light point, wall mounted boiler, tiled flooring, radiator, fitted storage cupboards, plumbing for washing machine, space for tumble dryer and low level flush w.c.

Reception Room One 16'10" into bay x 14'3" max

Bay window with stained glass panels to front aspect, coved ceiling, ceiling light point, picture rail, radiator, feature fire surround with cast iron effect log burning stove set on hearth and double doors to:

Reception Area Two 14'6" x 12'9" max

Bi-folding door with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point, picture rail, built-in storage cupboard, wood effect flooring, two radiators, feature recess to chimney breast with cast iron effect log burning stove set on hearth and opening with step down to:

Kitchen Area 13'8" x 9'11"

Ceiling spot lights, wood effect 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 eye level double oven and five ring gas hob with extractor hood over, integrated dish washer, space for American style fridge/freezer and opening with step down to:

Dining Area 12'2" x 10'

Bi-folding doors to rear and side aspects, two Velux windows, wood effect flooring and radiator.

First Floor Accommodation

Leading from the entrance hallway a turning staircase rises to first floor accommodation leading onto:

Landing

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

Bedroom One 14'4" x 16'4" max

Two windows to front aspect, coved ceiling, ceiling light point, picture rail, radiator, original style feature fire place and hearth.

Bedroom Two 14'6" x 15'2" max

Sash style window to rear aspect, coved ceiling, ceiling light point, picture rail, radiator, original style feature fire place and two built-in wardrobes.

Bedroom Three 10'7" max x 8'11" max

Window to front aspect, coved ceiling, ceiling light point, picture rail, radiator and built-in wardrobe with double doors.

Family Bathroom 13'6" x 10'4" max

Two sash style windows to rear aspect, ceiling spot lights, extractor fan, built-in storage cupboard, part tiled walls, tiled flooring, radiator, heated towel rail and a bathroom suite comprising: shower cubicle with mixer shower over, free standing roll top bath with mixer tap and shower attachment over, wash hand basin with mixer tap over encased in vanity unit low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing a turning staircase rises to second floor accommodation leading onto:

Landing

Two Velux windows, two ceiling light points and doors to:

Bedroom Four 14' max x 15'11" max

Dormer window to front aspect, two Velux windows, two ceiling light points, built-in cupboards, radiator and original style feature fire place. (With some restricted head height)



**Bedroom Five 14'4" max x 14'8" max**

Two windows to rear aspect, three Velux windows, ceiling light point, radiator and two built-in storage cupboards with one housing boiler. (With some restricted head height)

Bedroom Six 10'3" x 8'11"

Velux window, ceiling light point and radiator.

Bathroom 9'3" max x 10'3" max

Velux window, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, radiator, heated towel rail, eaves storage cupboards and a bathroom suite comprising: P shaped bath with mixer tap and mixer shower over, shower screen, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c. (With some restricted head height)

Outside**Rear Garden**

Accessed via a gated shared side passageway, reception area two or the dining area and benefits from paved seating area with steps down to lawn area with planted beds to sides and shed to rear.

Agent Notes:

1. 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.

2. We are advised that 15 Clarence Road has a right of access over part of the front garden of number 13 in order to access the shared side passageway.

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





13 Clarence Road, Moseley, Birmingham, B13 9SX.

Total Area: approx 250.2 m² ... 2693 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.

