



HERITAGE ESTATE AGENCY



28 Windermere Road, Moseley, Birmingham, B13 9JP

£270,000

A Two Bedroom Semi-Detached Property





Windermere Road comprises in further detail:

The property is set back from the road and approached via fore garden with hedgerow to front, shared side pathway leading to gated rear access and main entrance door with window over opening to:

Entrance Hallway

Ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Lounge 14' into bay x 10'2" into recess

Bay window to front aspect, part coved ceiling, two wall mounted light points, built-in meter cupboard, wood effect flooring, two radiators, feature recess to chimney breast with wooden mantle and log burner set on hearth.

Dining Area 11'9" x 10'3" into recess

Window to rear aspect, ceiling light point, wood effect flooring, radiator and opening to:

Kitchen Area 11'10" x 6'6"

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, plumbing for washing machine and space for fridge/freezer.

First Floor Accommodation

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

Landing

Ceiling light point and doors to:

Bedroom One 15'1" x 10'5" into recess

Window to rear aspect, ceiling light point, loft access, radiator, built-in over stair storage cupboard and door to:

Bathroom 11'7" max x 6'6" max

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, heated towel rail, wall mounted boiler and a bathroom suite comprising P shaped panelled bath with mixer shower over, shower screen, pedestal wash hand basin with mixer tap over and low level flush w.c.

Bedroom Two 12'1" x 10'4" into recess

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

Outside

Rear Garden

Accessed via a gated side access or the kitchen and benefits from gravel seating area with access to out buildings, lawn area with planted bed to side.

Agent Notes:

1. We understand that underpinning work was carried out to the property before August 1980. The vendor has provided some historic paperwork from subsequent inspections which can be made available to any prospective purchaser.

2. We are advised by the vendors of Windermere





Road that the property is close to Moseley Bog and Windermere Fields.

3. We have not been able to verify whether 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

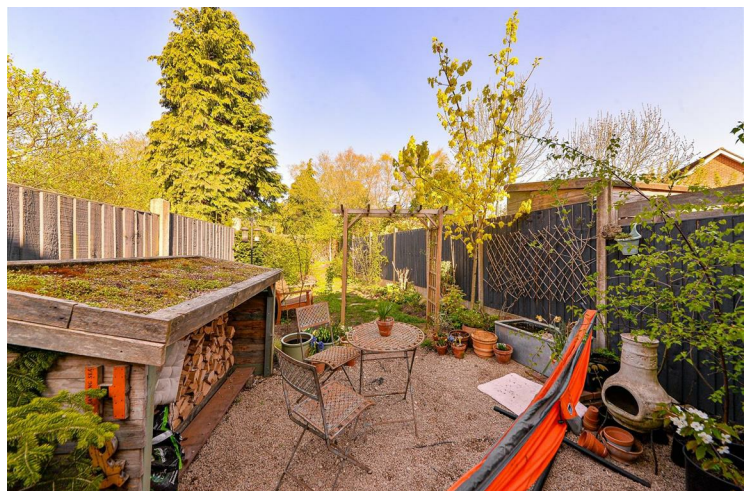
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

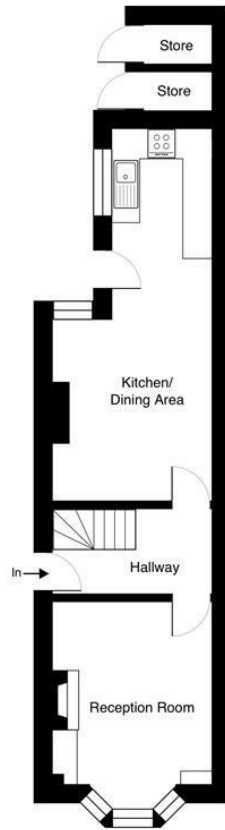
COUNCIL TAX BAND

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

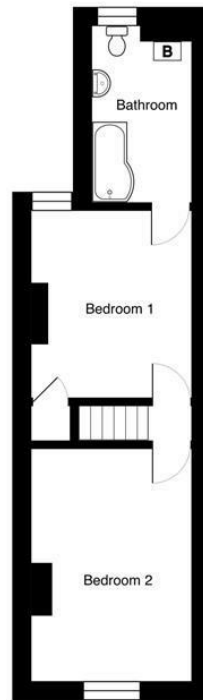




Ground Floor
Area: approx 38.0 m² ... 409 ft²



First Floor
Area: approx 36.8 m² ... 396 ft²



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Total Area: approx 74.8 m² ... 805 ft² (excluding store)

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.

