



HERITAGE ESTATE AGENCY



42 Blenheim Road, Moseley, Birmingham, B13 9TY

£650,000

A Four Bedroom Detached Property



**Blenheim Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, raised planted bed, driveway leading to garage and steps up to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, wall mounted electric meter, tiled flooring and door with stained glass panel inset and window over opening to:

Entrance Hallway

Stained glass panels to front aspect, part coved ceiling, two ceiling light points, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Ceiling spot light, extractor fan, corner wash hand basin with cupboard beneath and low level flush w.c.

Cellar 19'4" max x 7'5"

Ceiling light point, wall mounted gas meter and electric points.

Reception Room One 15'2" into bay x 13'10" max

Bay window to front aspect, coved ceiling, ceiling light point, two wall mounted light points, picture rail, radiator and feature fire surround with cast iron log burner on tiled hearth

Reception Room Two 13'11" x 13'

Coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature fire surround with cast iron log burner set on hearth and double doors to:

L Shaped Dining Kitchen 26'4" max x 18'9" max > 9'1" min

Bi-folding doors to rear aspect opening to rear garden, window to rear aspect, sky lantern, three ceiling spot lights, three wall mounted light points, two radiators, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated eye level double oven, microwave and four ring gas hob with extractor hood over, space for fridge/freezer and double doors to:

Utility Room 11'8" x 8'11"

Door to hallway, two ceiling light points, extractor fan, tiled flooring, heated towel rail, built-in cupboard, floor mounted boiler, work surface with inset one and a half bowl sink and drainer unit with mixer tap over, plumbing for washing machine and dish washer.

First Floor Accommodation

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

Split Level Landing

Part coved ceiling, ceiling light point, stairs rising to second floor accommodation with built-in cupboard beneath and doors to:

Bedroom Two 13'10" x 13'1" max

Sash style window to rear aspect, ceiling light point, radiator and a range of fitted wardrobes.

Bedroom Three 12'5" x 13'3" into wardrobes

Sash style window to front aspect, ceiling light point, picture rail, radiator and a range of fitted wardrobes.

Bedroom Four/Study 11'9" max x 5'7" max

Sash style window to front aspect, ceiling light point, picture rail and wall mounted electric heater.

Bathroom 6'9" x 5'9"

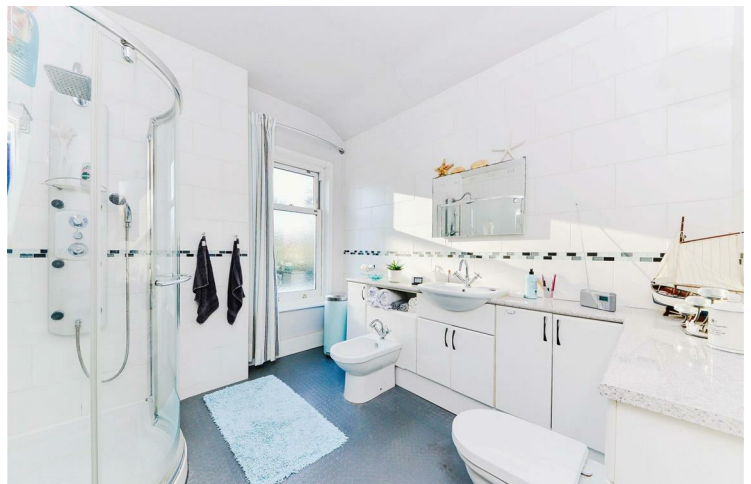
Obscured sash style window to side aspect, ceiling light point, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with electric shower over, shelf with inset wash hand basin and low level flush w.c.

Shower Room 9'8" max x 8'10" max

Obscured sash style window to rear aspect, ceiling light point, wall mounted light point, part tiled walls, heated towel rail and a suite comprising: corner shower cubicle with multi jet mixer shower over, vanity unit with inset wash hand basin with mixer tap over, Bidet and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:





Landing

Velux window, wall mounted light point and doors to:

Under Eaves Storage Cupboard

Wall mounted light point. (With restricted head height)

Bedroom One 20'10" max x 16'1" max

Window to front aspect, Velux window, ceiling light point, loft access, radiator, built-in eaves storage space, wardrobe and door to: (With some restricted head height)

L Shaped En-Suite W.C. 6' max x 8'4" max

Velux window, wall mounted light point, built-in under eaves storage, pedestal wash hand basin with tiled splash back and low level flush w.c.

Outside

Rear Garden

Accessed via the dining kitchen and benefits from paved seating area with pedestrian door to garage, steps down to paved area, planted beds and lawn area leading to shed.

Garage 23'10" x 7'11" max

Double doors to front aspect, door to rear aspect, sky light, power points and EV charging point.

Agent Note:

The vendors have advised us that they have recently completed some structural repairs to the property and all paperwork is available for inspection at our offices. Please contact us for more details.

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

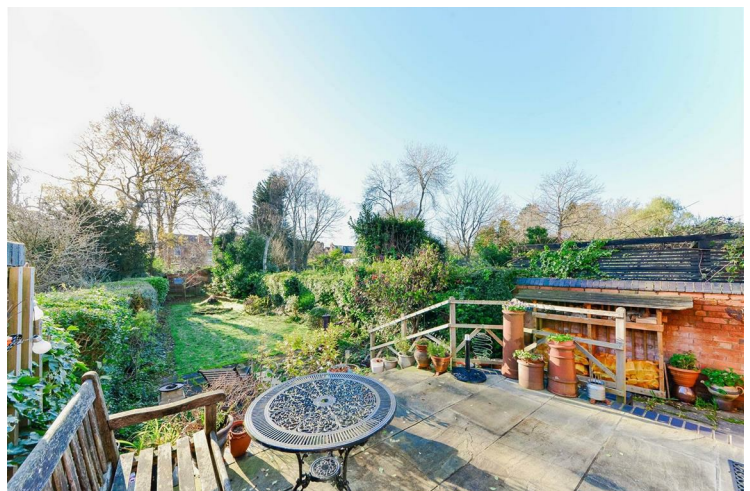
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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 F





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Total Area: approx 231.6 m² ... 2493 ft² (excluding eaves)

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.

