



HERITAGE ESTATE AGENCY



28 King Edward Road, Moseley, Birmingham, B13 8HR
£450,000

A Three Bedroom Mid Terrace Property with Loft Room





King Edward Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall and hedgerow to front, paved area and steps rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, part panelled walls, built-in cupboard housing gas meter and door to:

Entrance Hallway

Coved ceiling, ceiling light point, original style tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 15'1" into bay x 9'7" into recess

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, built-in storage cupboard with shelving above, wooden flooring, radiator and feature recess to chimney breast.

Reception Area Two 11'11" x 13'

French style doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden flooring, radiator, feature fire surround, opening to kitchen and door to:

Ground Floor W.C.

Ceiling light point, part tiled walls, wood effect flooring, radiator, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Kitchen 15'7" x 7'5"

Two sash style windows to side aspect, ceiling spot lights, wooden flooring, low level electric heater and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, space for Range style cooker with extractor hood over, integrated fridge/freezer, dish washer and washing machine, concealed boiler and opening to:

Sun Room 6'5" x 6'10"

Sash style window to side aspect, Velux window, French style doors to rear aspect opening to rear garden, ceiling spot lights, vertical contemporary style radiator.

First Floor Accommodation

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

Landing

Two ceiling light points, stairs rising to loft room, radiator and doors to:

Bedroom One 12'9" into bay x 13'1" into recess

Bay window to front aspect, ceiling light point, picture rail, fitted shelving to recess and radiator.

Bedroom Two 12'1" x 10'3" into recess

Sash style window to rear aspect, ceiling light point, picture rail, wooden flooring, radiator and free standing roll top bath with mixer tap over.

Bedroom Three 11'5" > 8'2" x 7'6" max

Sash style window to rear aspect, ceiling light point and radiator.

Shower Room 4'4" x 6'9"

Obscured window to side aspect, ceiling spot lights, part tiled walls, tiled flooring, heated towel rail and a suite comprising: walk-in shower cubicle with screen and wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Loft Room 17'3" x 12'11"

Three Velux windows, ceiling spot lights, wood effect flooring, wall mounted electric heater and access to eaves storage.

Outside

Rear Garden

Accessed via reception area two or the sun room and benefits from a blue brick pathway leading to paved seating area, various shaped planted beds, gravel area with stepping stone pathway leading to gated rear access.



**Agent Notes:**

1. We have not been able to verify whether historic works to the ground floor required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.
2. We have been informed by the vendor that building regulation approval for the loft conversion was not obtained.
3. We understand from the Vendor that the property is located within the Moseley conservation area.
4. We are advised by the Vendor that the property has the benefit of a shared access way to the rear of the property leading from King Edward Road.
5. The vendor informs us that King Edward Road is in a parking permit area.
6. Heritage Estate Agency feel it prudent to advise potentially interested parties that the rear garden overlooks St Mary's Church and is in close proximity to a trainline.

Heritage estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property 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

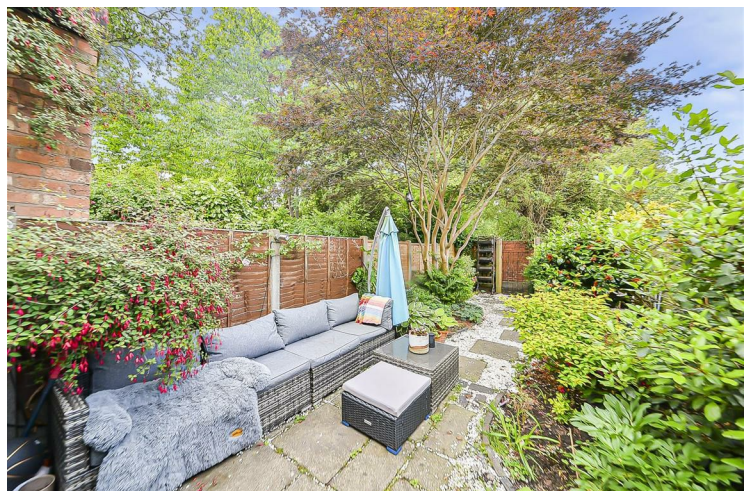
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

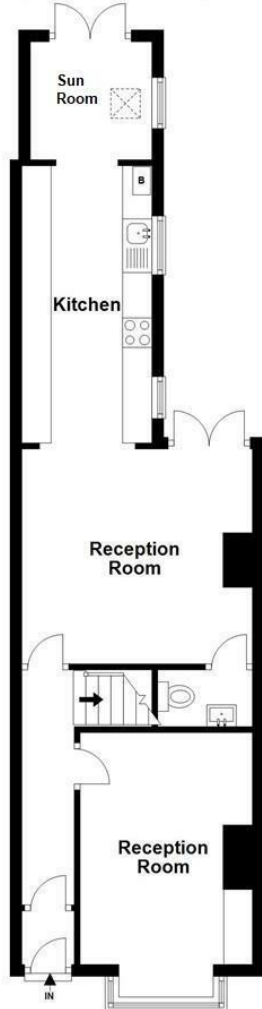
COUNCIL TAX BAND

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





Ground Floor
Approx. 50.3 sq. metres (541.0 sq. feet)

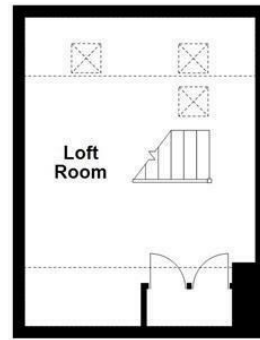


First Floor
Approx. 45.2 sq. metres (486.4 sq. feet)



Note:
Attic / Loft Room does not have building regulations approval, and has been excluded from all area calculations.

Attic
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 95.4 sq. metres (1027.4 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent.

28 King Edward Road, Moseley

VIEWING By appointment through 'Heritage'

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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.

