



HERITAGE ESTATE AGENCY



20 Coldbath Road, Moseley, Birmingham, B13 0AG

£210,000

A Two Bedroom Mid Terrace Property





Coldbath Road comprises in further detail:

The property is set back from the road and approached via a paved fore garden with picket fence to front and pathway leading to main entrance door opening to:

Reception Room One 11'2" x 11'5"

Window to front aspect, ceiling light point with ceiling rose, picture rail, wooden flooring, built in electric and gas meter cupboards, fitted shelving, radiator, feature fireplace with tiled hearth and door to:

Reception Room Two 11'3" x 11'4" max

Coved ceiling, two ceiling light points, door to stairs leading to first floor, built in under stairs storage cupboard, radiator, feature fireplace with tiled hearth and door to:

Kitchen 7'9" max x 11'7" max

Window to rear aspect, door to rear aspect opening to rear garden, ceiling spot lights, tiled 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, space for cooker, fridge and freezer, plumbing for washing machine, wall mounted concealed gas boiler and door to:

Ground Floor Bathroom 8'8" max x 5'8" max

Obscured window to side aspect, ceiling light point, part tiled walls, wall mounted towel heater and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, pedestal wash basin and low level flush w.c.

First Floor Accommodation

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Landing

Ceiling light point and doors to:

Bedroom One 11'3" x 11'5" max

Window to front aspect, coved ceiling, ceiling light point, radiator and original style feature fireplace.

Bedroom Two 11'4" x 11'4" max

Window to rear, ceiling light point, wooden flooring, original style feature fireplace with hearth and opening to over stairs storage cupboard having loft access point.

Outside

Rear garden

Accessed via a shared side passageway or the kitchen and benefits from paved pathway with gate opening to shared passageway then paved area with shed, lawn area, patio to rear, mature shrubs and trees.

Agent Notes:

1. We are advised that there is a right of way for neighbouring properties to pass over part of the garden and for this property to pass over the garden of a neighbouring property to access a shared side passageway.
2. 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.

3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property over looks Moseley Golf Club.

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

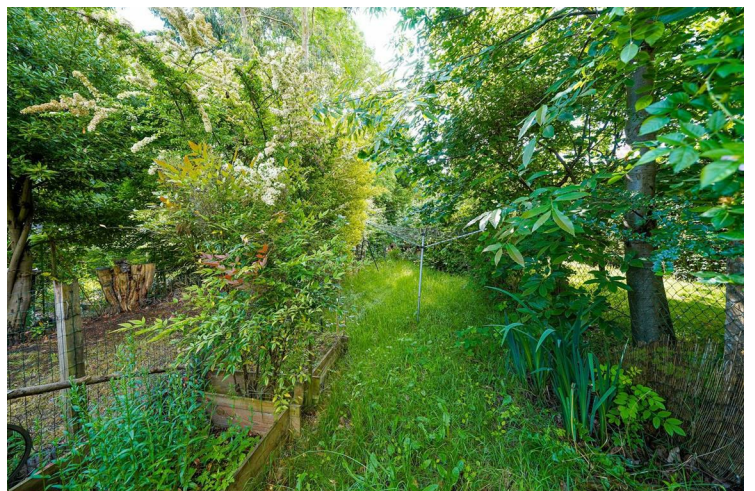
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

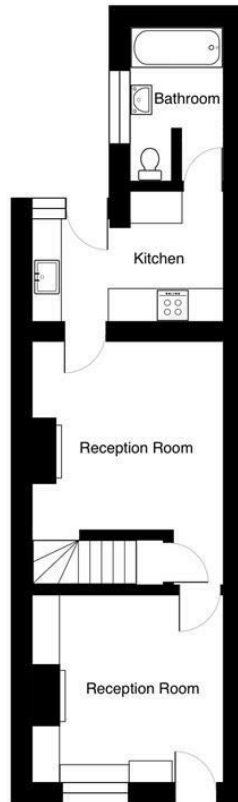
COUNCIL TAX BAND

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

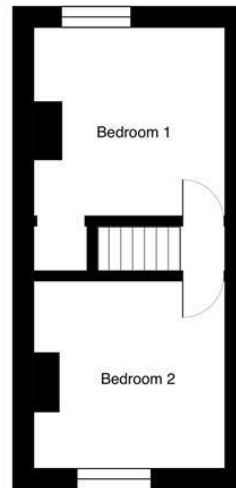




Ground Floor
Area: approx 42.0 m² ... 452 ft²



First Floor
Area: approx 28.2 m² ... 303 ft²



20 Coldbath Road, Moseley, Birmingham.

Total Area: approx 70.1 m² ... 755 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.

