



# HERITAGE ESTATE AGENCY



**45 Clarence Road, Moseley, Birmingham, B13 9SZ**

**£675,000**

**A Five Bedroom Mid Terrace Property**







#### Clarence Road comprises in further detail:

The property is set back from the road and approached via walled fore garden with planted beds with winding blue brick pathway leading to step up to main entrance door with window over opening to:

#### Entrance Vestibule

Coved ceiling, wall mounted electric meter, Minton tiled flooring and door with window over opening to:

#### Entrance Hallway

Door to side aspect opening to rear garden, coved ceiling, three ceiling light points with ceiling roses, Minton tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

#### Cellar 8' x 13'4" excl recess

Ceiling light point with work bench and providing storage.

#### Through Reception Room 29'6" max x 13'5" max

Bay window with shutters to front aspect, French style doors with windows over to rear aspect opening to rear garden, coved ceiling, two ceiling light points with ceiling roses, part picture rail, fitted bookshelves, wood flooring, two radiators, feature recess to chimney breast with log burning stove set on hearth.

#### Breakfast Kitchen 17'2" max x 10'1"

Two sash style windows to side aspect, two ceiling light points, part tiled walls, wooden flooring, radiator and a fitted kitchen comprising: a range of wall, bespoke drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated eye level oven, microwave and five ring gas hob with extractor hood over, integrated dish washer and door to:

#### Utility Room 7' x 10'2"

Velux window, door to side aspect opening to rear garden, ceiling spot lights, tiled flooring, radiator, wall mounted boiler, work surface area with wall unit above, plumbing for washing machine, space for tumble dryer and fridge/freezer, fitted larder style cupboard and door to:

#### Ground Floor W.C.

Sash style window to side aspect, ceiling spot lights, part panelled walls, tiled flooring, wall mounted wash hand basin and low level flush w.c.

#### First Floor Accommodation

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

#### Split Level Landing

Obscured sash style window to side aspect, two ceiling light points, wall mounted light point, stairs rising to second floor accommodation with built-in under stair storage cupboard, radiator and doors to:

#### Bedroom One 13'4" x 19'3" max

Three sash style windows to front aspect, coved ceiling, ceiling light point, part panelled walls, radiator, original style feature fire place with hearth and door to:

#### En-Suite Shower Room

ceiling spot lights, extractor fan, tiled walls, heated towel rail and a suite comprising: walk-in shower cubicle with wall mounted chrome mixer shower over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

#### Bedroom Two 13'3" max x 12'10" max

Sash style window to rear aspect, ceiling light point, feature recess with shelving and radiator. L shaped room.

#### Bedroom Three 9'7" x 10'3" excl door recess

Sash style window to rear aspect, ceiling light point, feature recess with shelf and radiator.

#### Family Bathroom 7' x 7'

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

#### Second Floor Accommodation

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

#### Landing

Doors to:

#### Bedroom Four 13'4" x 19'1"

Two sash style windows to front aspect, ceiling light point, two wall mounted light points, wood flooring, radiator and original style feature fire place with hearth.

#### Bedroom Five 13'2" max x 15'9" max

Window to rear aspect, ceiling light point, wood flooring, access to eaves storage and radiator. L shaped room with some restricted head height.





## Outside

### Rear Garden

Accessed via a gated shared side passageway, the reception room, the utility or the hallway and benefits from paved pathway with log store and step down to further flagged paved area with door to shed, decked area, planted beds and steps down to lower decked area with further planted beds.

### Agent Notes:

1. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is within close proximity to a substation.

2. 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.

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

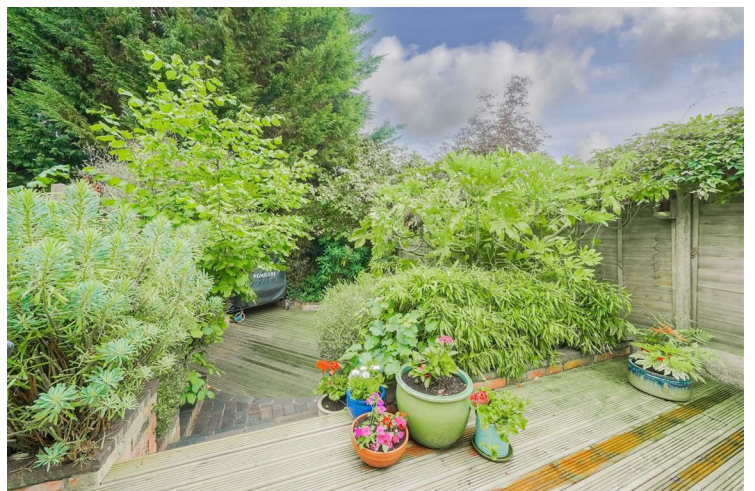
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

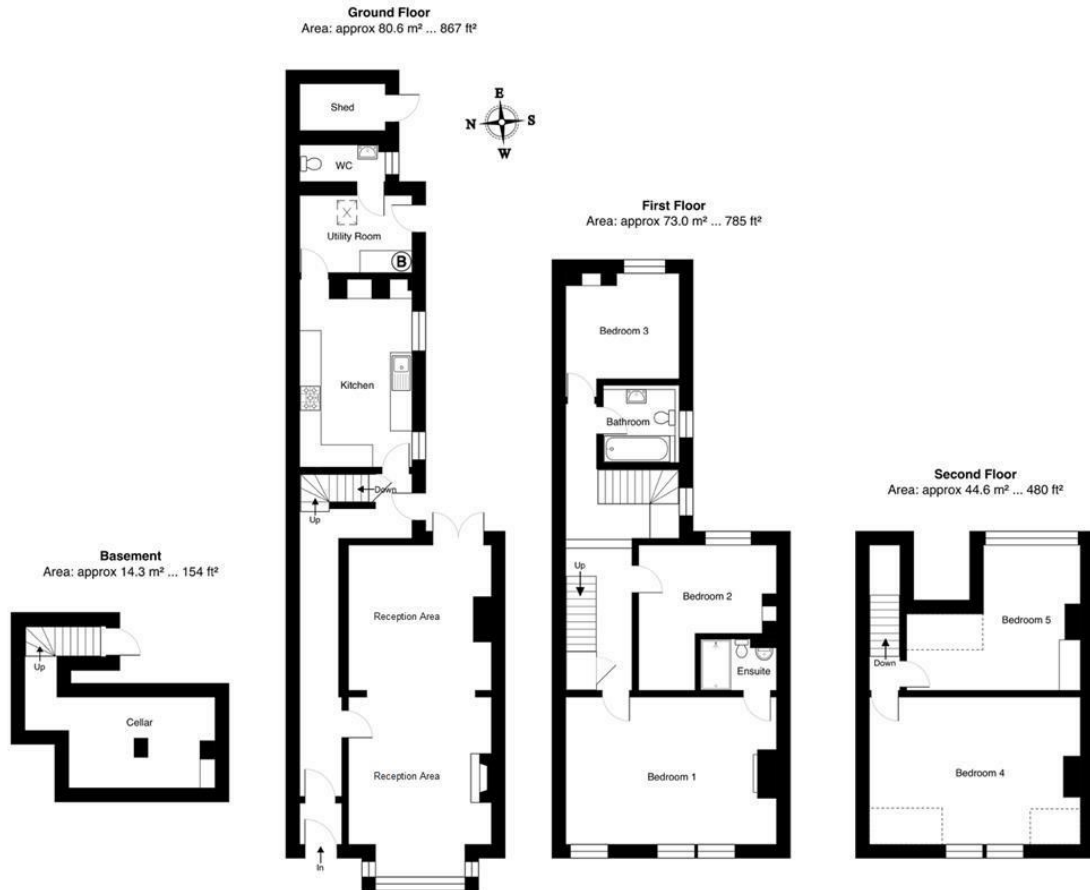
## GENERAL INFORMATION

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 E





45 Clarence Road, Moseley, Birmingham, B13 9SZ.

Total Area: approx 212.4 m<sup>2</sup> ... 2287 ft<sup>2</sup> (excluding shed)

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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

