



# HERITAGE ESTATE AGENCY



**Flat 1, 76 Blenheim Road, Moseley, Birmingham, B13 9TZ**  
**£160,000**

**A One Bedroom Ground Floor Flat**





**Blenheim Road comprises in further detail:**

The property is set back from the road and approached via paved fore garden with planted bed, shared gated access to shared pathway leading to step up to main entrance door with window over opening to:

**Entrance Hallway**

Ceiling light point, part wood effect flooring, radiator and doors to:

**Cellar 11'4" x 13'**

Steps down with wall mounted light point to main area having ceiling light point and radiator.

**Lounge 16' max x 13'1"**

Bay window to front aspect, coved ceiling, ceiling light point, built-in cupboard housing gas and electric meters, radiator and feature fire surround with inset coal effect gas fire with hearth.

**Bedroom 12'11" max x 11'1" max**

Window to rear aspect, coved ceiling, ceiling light point, radiator and fitted wardrobes with sliding doors.

**Breakfast Kitchen 10'9" max x 10'5" max**

Window to side aspect, ceiling light point, wall mounted extractor fan, wall mounted boiler, built-in cupboard with double doors and shelving, feature fire surround with gas fire set on hearth, wood effect flooring and a kitchen comprising: base unit with work surface over, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over, fridge/freezer, plumbing for washing machine and doors to:

**Pantry**

Ceiling light point, fitted base unit and shelving space.

**Rear Lobby**

Door to:

**Shower Room 5'6" x 9'7"**

Obscured window to side aspect, ceiling spot lights, extractor fan, tiled walls and flooring, radiator and a fitted suite comprising: shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

**Outside****Rear Garden**

Accessed via the main entrance door and benefits from gravel seating area, planted beds, paved seating area with planted beds and access to two garden stores.

**Store One 6'6 x 4'6**

Ceiling light point.

**Store Two 5'4" x 3'4"**

Window to rear aspect and ceiling light point.

**Lease Details**

Approx term remaining:- 102 years (125 years from 12.08.2002)

Ground Rent - £10.00 per annum

Service Charge - £295.00 per annum (for the period 01.04.24 to 31.03.25)

The vendor(s) have provided the information relating to the lease 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 vendor(s) and would advise any potential buyer obtain verification from their solicitor.





### Agent Notes:

1. We are advised that there is a right of way for the property above to pass over part of the garden to access their garden to rear.

2. We are advised by the vendor that the lease restricts the following:

- not at any time during the term to make any alterations or additions to the structure of the demised premises nor the heating system thereof without the previous consent in writing of the Council.
- not to keep a dog or dogs on the demised premises or any part thereof

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

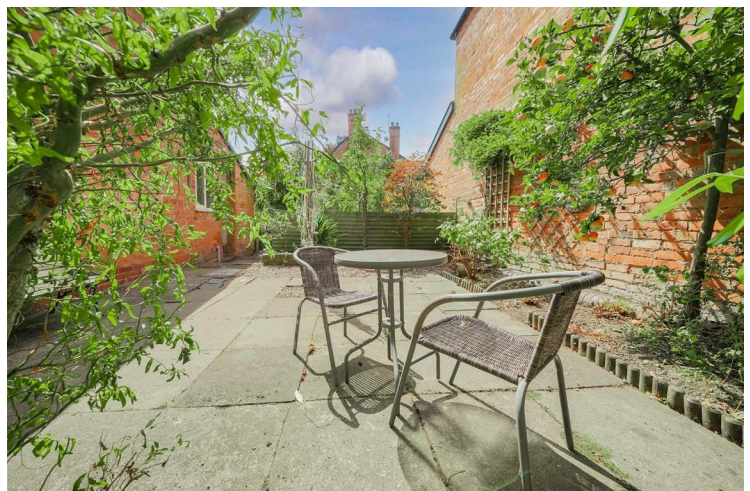
The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

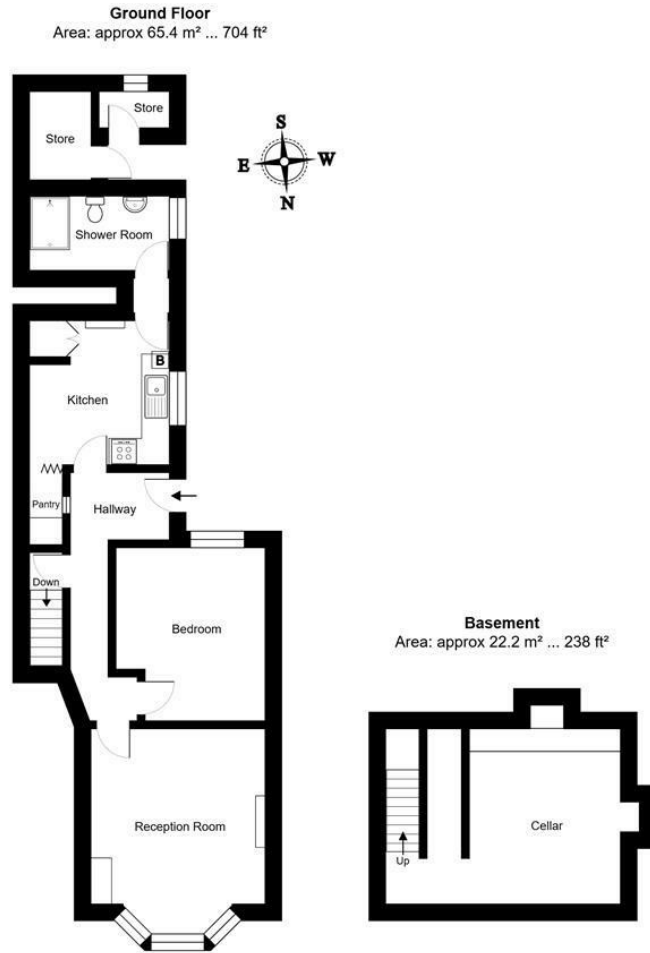
### GENERAL INFORMATION

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





Flat 1, 76 Blenheim Road, Moseley, Birmingham.

Total Area: approx 87.6 m<sup>2</sup> ... 943 ft<sup>2</sup>

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.

