



HERITAGE ESTATE AGENCY



71 Oxford Road, Moseley, Birmingham, B13 9SG

£875,000

A Six Bedroom Detached Property





Oxford Road comprises in further detail:

The property is set back from the road and approached via fore garden with raised planted bed, driveway leading to gated side accesses and step up to main entrance door opening to:

Reception Hallway 19'7" max x 9'11"

Windows to front aspect, obscured window to side aspect, two ceiling light points with ceiling roses, wood effect flooring, stairs rising to first floor accommodation, column style radiator, opening to kitchen area and doors to:

Ground Floor W.C.

Obscured window to side aspect, wall mounted light point, part tiled walls, column style radiator, wall mounted wash hand basin with mixer tap over and low level flush w.c.

Reception Room 15'9" to opening x 15'4" max

Window to front aspect, coved ceiling, ceiling light point with ceiling rose, fitted book shelves, wood effect flooring, column style radiator, cast iron effect log burner set on hearth and bi-fold doors opening to:

Sitting Area 13'4" x 12'4" into recess

Two original style stained glass windows to side aspect, door to hallway, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator, feature recess to chimney breast and opening to:

L Shaped Kitchen/Dining Area 19'10" max x 21'11" max

Patio doors to rear aspect, window to rear aspect, two windows to side aspect, sky lantern, ceiling spot lights, three ceiling light points, wood effect flooring, vertical column style radiator, column style radiator and a fitted kitchen comprising: a range of drawer and base units with work surfaces over, inset sink unit with mixer tap over, integrated range style cooker with five ring gas hob and extractor hood over, integrated dish washer and fridge/freezer, space for washing machine and tumble dryer.

First Floor Accommodation

Leading from the reception hallway a turning staircase rises to first floor accommodation leading onto:

Landing

Obscured window to side aspect, two ceiling light points with ceiling roses, stairs rising to second floor accommodation, column style radiator and doors to:

Bedroom One 15'8" max x 12'4" max

Window to rear aspect, coved ceiling, ceiling light point with ceiling rose, column style radiator and door to:

En-Suite Shower Room

Ceiling light point, two wall light points, heated towel heater, tiled flooring and a suite comprising: corner shower cubicle with wall mounted chrome mixer shower over, wall mounted wash basin with mixer tap over and low level flush w.c.

Bedroom Two 13'3" x 12'5"

Window to front aspect, coved ceiling, ceiling light point with ceiling rose, column style radiator and a range of fitted wardrobes.

Bedroom Three 9' max x 9'11" max

Window to front aspect, coved ceiling, ceiling light point with ceiling rose and column style radiator.

Bedroom Four 9'10" x 10'

Window to rear aspect, ceiling light point with ceiling rose, column style radiator, cupboard housing wall mounted boiler and pressurised hot water cylinder.

Bathroom 6'4" x 9'11"

Two obscured windows to front aspect, ceiling light point, two wall mounted light points, extractor fan, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with mixer shower over, counter top wash hand basin with mixer tap over set on vanity unit and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing a turning staircase rises to:

Landing

Ceiling light point, column style radiator, walk-in store room and doors to:



**Bedroom Five 10'4" x 12'4"**

Two windows to side aspect, ceiling light point with ceiling rose and column style radiator. (With some restricted head height_

Bedroom Six 12'5" x 7'11"

Window to side aspect, ceiling light point with ceiling rose and column style radiator. (With some restricted head height)

Outside**Rear Garden**

Accessed via two gated side accesses or the kitchen/dining area and benefits from a spacious paved patio with steps down to lawned area, paved area with brick built area with space for pizza oven, raised vegetable bed, mature fruit trees and pedestrian door leading to:

Detached Garage 32'9" x 10'3"

Double doors to front aspect and window to side aspect. Accessed via Cotton Lane with parking space to front.

Agent Notes:

1. We understand from the vendors that the property is located within the St. Agnes conservation area.
2. We have been informed by the vendor that the required Building Regulation Completion Certificate for the extension is in the process of being signed off and and that this will be available upon completion.

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





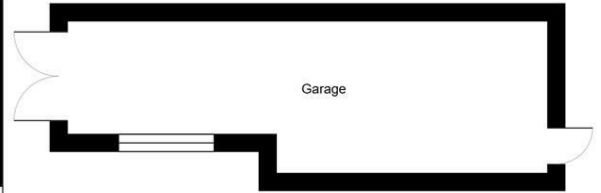
Ground Floor
Area: approx 85.9 m² ... 925 ft²



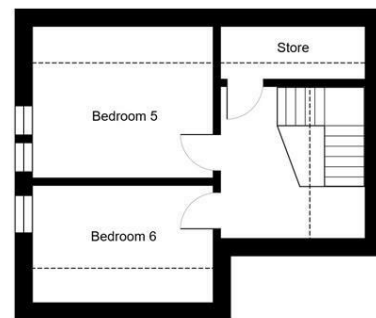
First Floor
Area: approx 72.9 m² ... 785 ft²



Outbuilding



Second Floor
Area: approx 35.6 m² ... 383 ft²



71 Oxford Road, Moseley, Birmingham, B13 9SG.

Total Area: approx 194.4 m² ... 2093 ft² (excluding garage)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

