



HERITAGE ESTATE AGENCY



118 Billesley Lane, Moseley, Birmingham, B13 9RD

£270,000

A Two Bedroom Mid Terrace Property





Billesley Lane comprises in further detail:

The property is set back from the road and approached via double gates leading to fore garden with lawn area, driveway leading to gated shared side access and main entrance door opening to:

Entrance Hallway 14'2" x 5'11" max

Two obscured windows to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation with storage cupboard beneath, radiator and doors to:

Reception Room One 13'4" max x 11'5" max

Bay window to front aspect with feature archway, coved ceiling, ceiling light point, wood wood effect flooring and radiator.

Reception Room Two 12' x 10'7" max

Two windows to rear aspect, door to rear aspect opening to rear garden, coved ceiling, ceiling light point, wood effect flooring and radiator.

Kitchen 8'9" x 6'9"

Window to rear aspect, door to rear aspect opening to rear garden, ceiling light point, part tiled walls, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker and under counter fridge.

First Floor Accommodation

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

Landing

Ceiling light point, loft access, built-in storage cupboard and doors to:

Bedroom One 13'7" max x 11'5" max

Bay window to front aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Two 11'11" x 11'6" max

Window to rear aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Three 7'8" x 7'10"

Window to front aspect, ceiling light point, wood effect flooring, wall mounted boiler and radiator.

Bathroom 6'3" x 7'9"

Obscured window to rear aspect, ceiling light point, part tiled walls, wood effect flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side passageway, reception room two or the kitchen and benefits from patio area, lawn area with pathway and planted bed to side.

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.

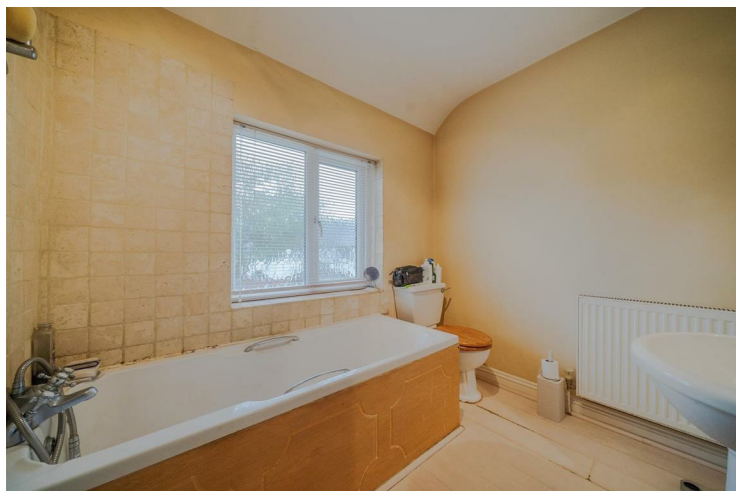
GENERAL INFORMATION

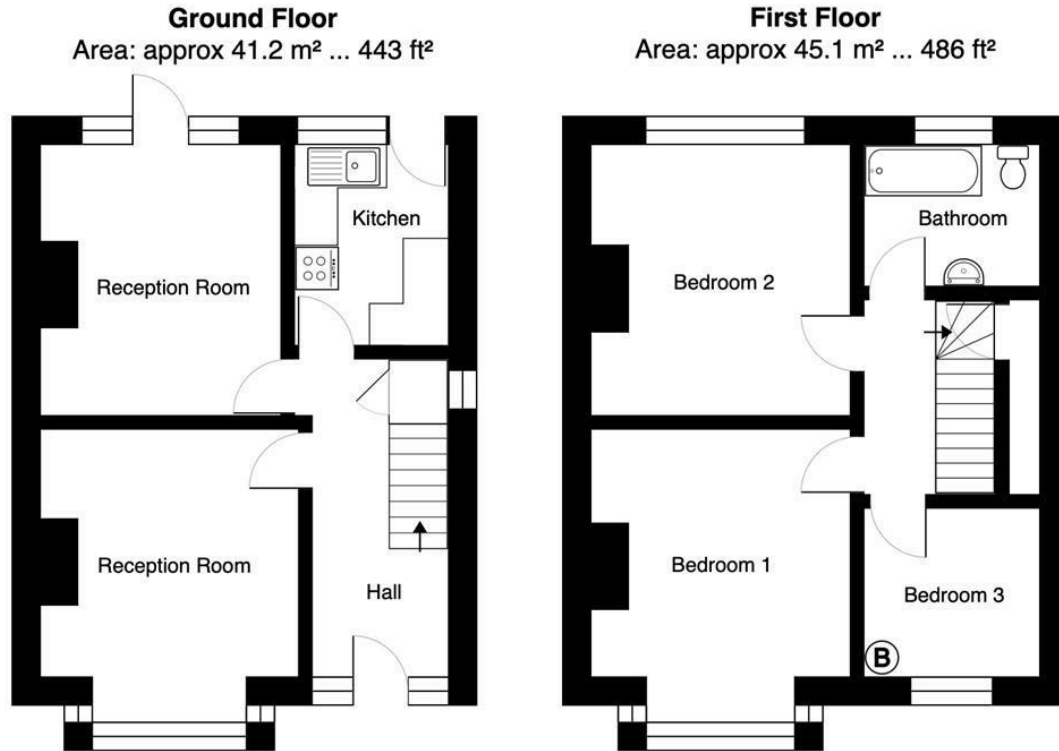
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. 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





118 Billesley Lane, Moseley,
Birmingham, B13 9RD.



Total Area: approx 86.3 m² ... 929 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.

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

