



# HERITAGE ESTATE AGENCY



**59 Paton Grove, Moseley, Birmingham, B13 9TG**

**£240,000**

**A Two Bedroom Mid Terrace Property**







**Paton Grove comprises in further detail:**

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

**Entrance Hallway**

Obscured window to front aspect, two ceiling light points, stairs rising to first floor accommodation and doors to:

**Under Stair Storage Pantry**

Wall mounted light point, coat hooks, gas and electric meters.

**Through Lounge/Dining Room 24'6" x 12'1" max > 10'3" min**

Window to front and rear aspects, coved ceiling, two ceiling light points and two radiators.

**Kitchen 9'10" x 8'5"**

Windows and door to rear aspect opening to rear garden, ceiling strip light, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit cooker, washing machine and space for fridge.

**First Floor Accommodation**

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

**Landing**

Obscured window to front aspect, ceiling light point, loft access and doors to:

**Built-In Cupboard**

Wall mounted gas boiler.

**Bedroom One 12'10" x 12'3" max**

Window to front aspect, ceiling light point and radiator.

**Bedroom Two 10'10" x 10'1"**

Window to rear aspect, ceiling light point, radiator and fitted bookshelves.

**Bathroom 7'9" x 8'8"**

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

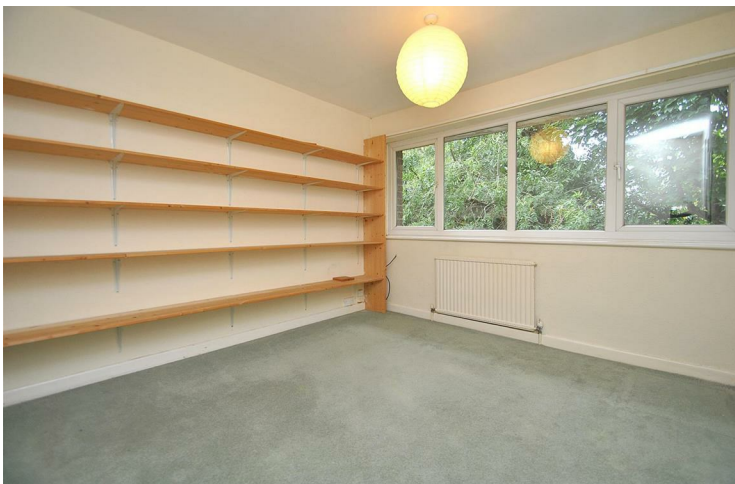
**Outside**

**Rear Garden**

Accessed via a gated shared side access or the kitchen and benefits from patio area, lawn area, nature area to rear, mature trees and shed.

**Agent Notes:**

1. We would advise interested parties that the seller of the property will be acting as an Executor and that Probate has been granted.
2. We are advised by the vendor that the property is located in an area which is subject to a Tree Preservation Order.
3. Heritage Estate Agency feel it prudent to advise potentially interested parties that there is a railway line





nearby.

4. We are advised that the garage is leasehold with 36 years remaining and ground rent £4.50 per annum.

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

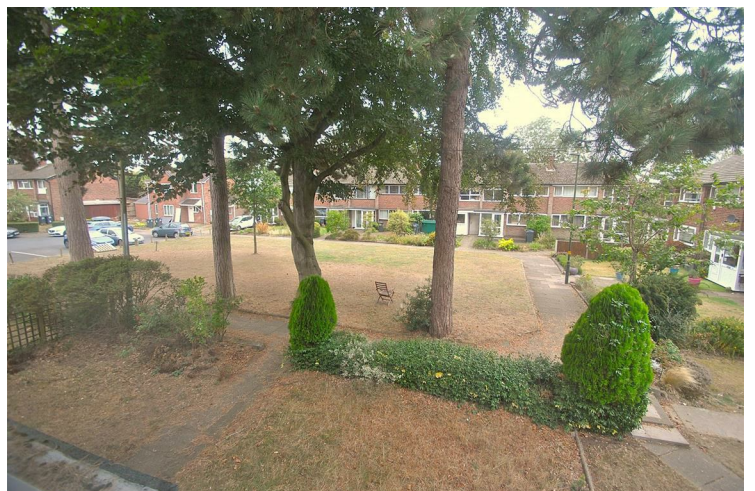
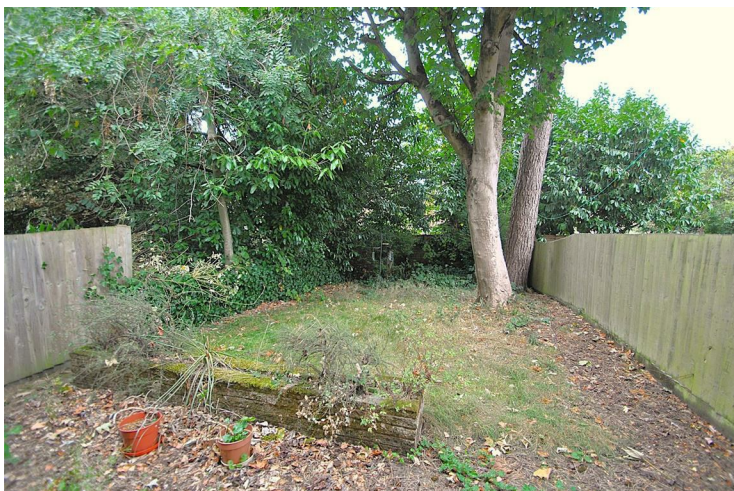
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.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

### Garage En-Bloc

Located in a bloc and is third one along with a black door

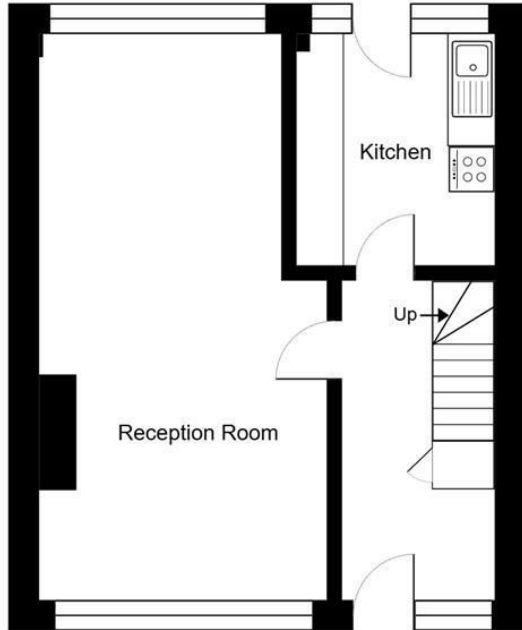






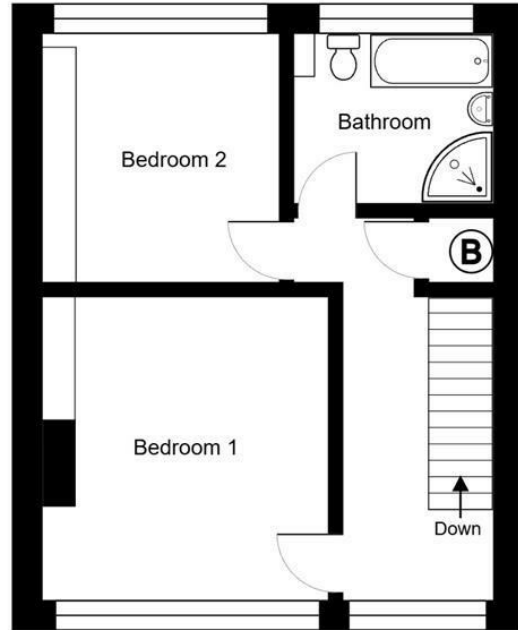
### Ground Floor

Area: approx 43.3 m<sup>2</sup> ... 467 ft<sup>2</sup>



### First Floor

Area: approx 42.9 m<sup>2</sup> ... 461 ft<sup>2</sup>



59 Paton Grove, Moseley, Birmingham.

Total Area: approx 86.2 m<sup>2</sup> ... 928 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.

