



# HERITAGE ESTATE AGENCY



**2a Mossfield Road, Kings Heath, Birmingham, B14 7JB**

**£230,000**

**A Three Bedroom Mid Terrace Property**





### **Mossfield Road comprises in further detail:**

The property is set back from the road and approached via block paved fore garden leading to main entrance door opening to:

#### **Entrance Porch**

Obscured windows to front aspect, ceiling spot lights, built-in meter cupboard, tiled flooring and door to:

#### **Lounge/Dining Room 26'10" max x 12' max**

Obscured windows to front aspect, ceiling light point, ceiling spot lights, work surface with plumbing for washing machine beneath, wall mounted cupboard, space for fridge/freezer, tiled flooring, stairs rising to first floor accommodation, two radiators and door to:

#### **Kitchen 8'11" x 7'1"**

Sky light, door to rear aspect opening to rear garden, ceiling spot lights, wall mounted boiler, part tiled walls, tiled flooring and a fitted kitchen comprising: a range of wall and base units with work surface over, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, plumbing for washing machine and door to:

#### **Ground Floor Shower Room 8'11" x 2'11"**

Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls and flooring, heated towel rail and a suite comprising: shower area with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **First Floor Accommodation**

Leading from the lounge/dining room stairs rise to first floor accommodation leading onto:



#### **Landing**

High level window, wall mounted light point and doors to:

#### **Bedroom One 9'9" excl recess x 12' max**

Window to front aspect, ceiling light point, loft access and radiator.

#### **Bedroom Two 9'9" max x 8'11" excl recess**

Window to rear aspect, ceiling light point, radiator and over stair storage area.

#### **Bedroom Three 8'9" max x 7'1" max**

High level window, ceiling light point, wood effect flooring and radiator. An L shaped room.

#### **Outside**

#### **Rear Garden**

Accessed via the kitchen and benefits from tiled area with covered Pergola over, paved area and gated rear access.

#### **Agent Notes:**

1. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is Rationalised Traditional Construction. Please speak to the office if you require further information.
2. We have not been able to verify whether works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.
3. We are advised by the Vendor that there is a shared





access way to the rear of the garden leading from Alcester Road South.

4. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is in close proximity to commercial premises.

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.

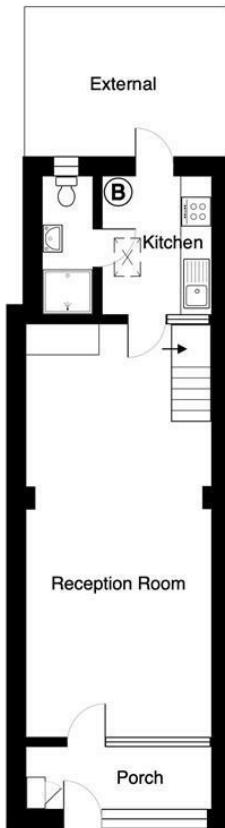
#### COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B

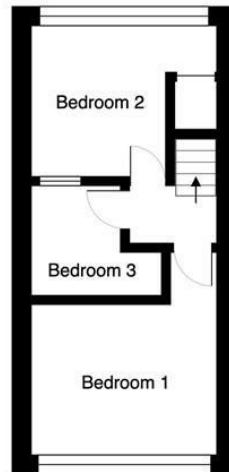




Ground Floor  
Floor Area: 45.3 m<sup>2</sup> ... 488 ft<sup>2</sup>



First Floor  
Floor Area: 31.3 m<sup>2</sup> ... 337 ft<sup>2</sup>



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Total Area: approximately 76.6 m<sup>2</sup> ... 824 ft<sup>2</sup>

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all information

**VIEWING** By appointment through 'Heritage'

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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.

