



# HERITAGE ESTATE AGENCY



**104 Billesley Lane, Moseley, Birmingham, B13 9RD**

**£350,000**

**A Three Bedroom Semi-Detached Property**





### **Billesley Lane comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front, block paved driveway leading to gated side access and step up to:

#### **Open Canopy Porch**

Ceiling light point, meter cupboard, tiled flooring and main entrance door opening to:

#### **Entrance Hallway**

Window to front aspect, ceiling light point, stairs rising to first floor accommodation, door to under stair storage cupboard, radiator and doors to:

#### **Reception Room One 14'9" max x 11' max**

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, built-in cupboards and shelving to recesses, radiator and feature fire surround with coal effect gas fire set on hearth.

#### **Reception Room Two 11' max x 13' max**

Patio doors to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, radiator and feature fire surround with coal effect gas fire set on hearth.

#### **Dining Kitchen/Conservatory 21'5" max x 10' max**

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, two ceiling light points, part tiled walls, wall mounted electric heater, wood effect flooring 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, integrated eye level double oven and gas hob with extractor hood over, integrated dish washer, plumbing for washing machine, space for tumble dryer and fridge/freezer.



### **First Floor Accommodation**

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

#### **Landing**

Obscured window to side aspect, ceiling light point, loft access with pull down ladder, picture rail and doors to:

#### **Bedroom One 11' max x 12'11" max**

Window to rear aspect, part coved ceiling, ceiling light point, radiator and feature fire surround.

#### **Bedroom Two 11'2" x 11' max**

Window to front aspect, part coved ceiling, ceiling light point, wood effect flooring, radiator and feature fire surround,

#### **Bedroom Three 7'11" max x 8'10" max**

Window to front aspect, ceiling light point and radiator. An L shaped room.

#### **Bathroom**

Obscured window to rear aspect, ceiling light point, part tiled walls, tiled flooring, airing cupboard housing boiler, radiator and a bathroom suite comprising: panelled bath with electric shower over and pedestal wash hand basin.

#### **Separate W.C.**

Obscured window to side aspect, ceiling light point, wood effect flooring and low level flush w.c.

#### **Loft 9'10" x 14'10"**

Sky light and ceiling light point. With some restricted head height.

#### **Outside**





### Rear Garden

Accessed via a gated side access, reception room two or the dining kitchen/conservatory and benefits from paved patio area, lawn area with pathway to side leading to further patio area and planted beds. Pathway to the side of the property leads to door opening to:

### Outside W.C.

Low level flush w.c.

### Agent Note:

We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

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

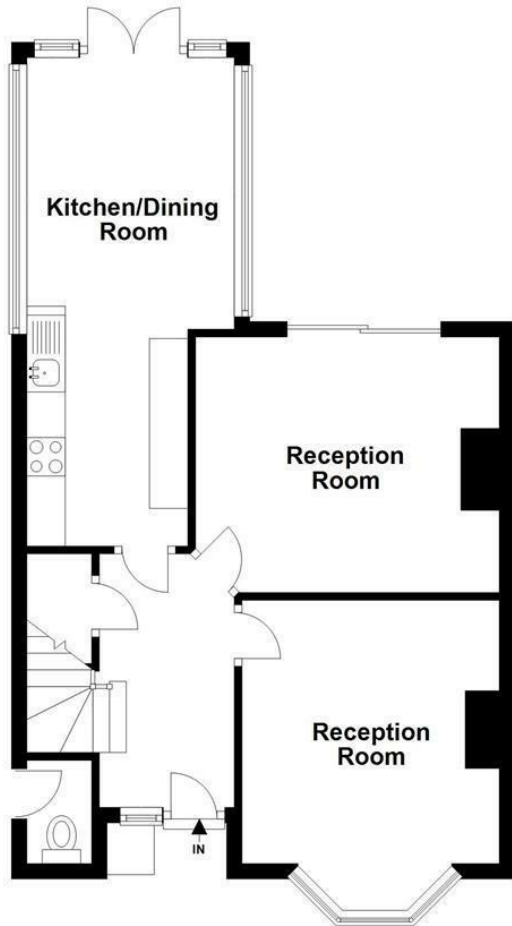
The vendor has informed us that the property is located within Birmingham City Council - Band C





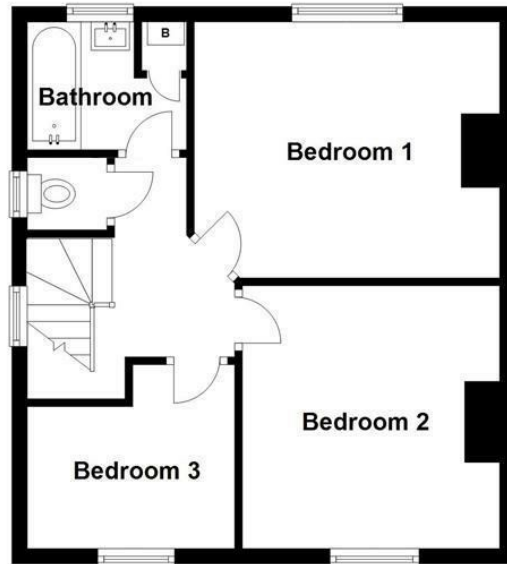
**Ground Floor**

Approx. 50.9 sq. metres (547.4 sq. feet)



**First Floor**

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 93.1 sq. metres (1001.7 sq. feet)

Disclaimer  
 Floorplan for illustrative purposes only  
 Measurements are approximate and not to scale  
 Please re-check all information before making any decisions  
 For more information please contact the agent

**104 Billesley Road Moseley**

**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.

