



HERITAGE ESTATE AGENCY



305 Moor Green Lane, Moseley, Birmingham, B13 8QR
£400,000

A Three Bedroom Semi Detached Property



**Moor Green 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, lawn area, driveway leading to garage and main entrance door opening to:

Entrance Porch

Window to front aspect, ceiling light point, tiled flooring and door with stained glass inset opening to:

Entrance Hallway

Stained glass window to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Pantry

Obscured window to side aspect, wall mounted light point, shelving and wood effect flooring.

Storage Cupboard

Stained glass window to front aspect, ceiling light point, coat hooks, wood effect flooring, wall mounted gas and electric meters.

Reception Room One 13'1" max x 10'8" max

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

Reception Room Two 16'3" max x 10'8" max

Bay window with French style doors to rear aspect opening to rear garden, ceiling light point, picture rail, wood effect flooring and radiator.

Kitchen 9'6" x 6'11"

Window to rear aspect, ceiling light point, part tiled walls, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for cooker with extractor hood over, space for under counter fridge, breakfast bar and door to:

Garage 20' x 7'7"

Double doors to front aspect, door to rear aspect opening to rear garden, sky light, windows to front and rear aspects, two ceiling light points, electric points and door to:

Utility Cupboard

Ceiling light point, wall mounted boiler and work surface with plumbing for washing machine beneath.

First Floor Accommodation

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

Landing

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

Bedroom One 13'7" max x 10'8" max

Bay window to front aspect, ceiling light point, picture rail, wood effect flooring, radiator and built-in wardrobe.

Bedroom Two 12'11" x 10'8" max

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

Bedroom Three 8'9" max x 6'11"

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

Bathroom 6'7" x 6'11"

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

Separate W.C.

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

Outside



Rear Garden

Accessed via reception room two or the garage and benefits from pathway leading to outside w.c., paved area, lawn areas with central pathway, slate chipped area, shed and mature trees.

Outside W.C.

Obscured window to rear aspect and high level flush w.c.

Agent Note:

We are advised by the vendors of Moor Green Lane that the property is in close proximity to Moor Green Lane Primary School, M.G.L Medical Centre and backs on to Holders Lane Playing Fields.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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.

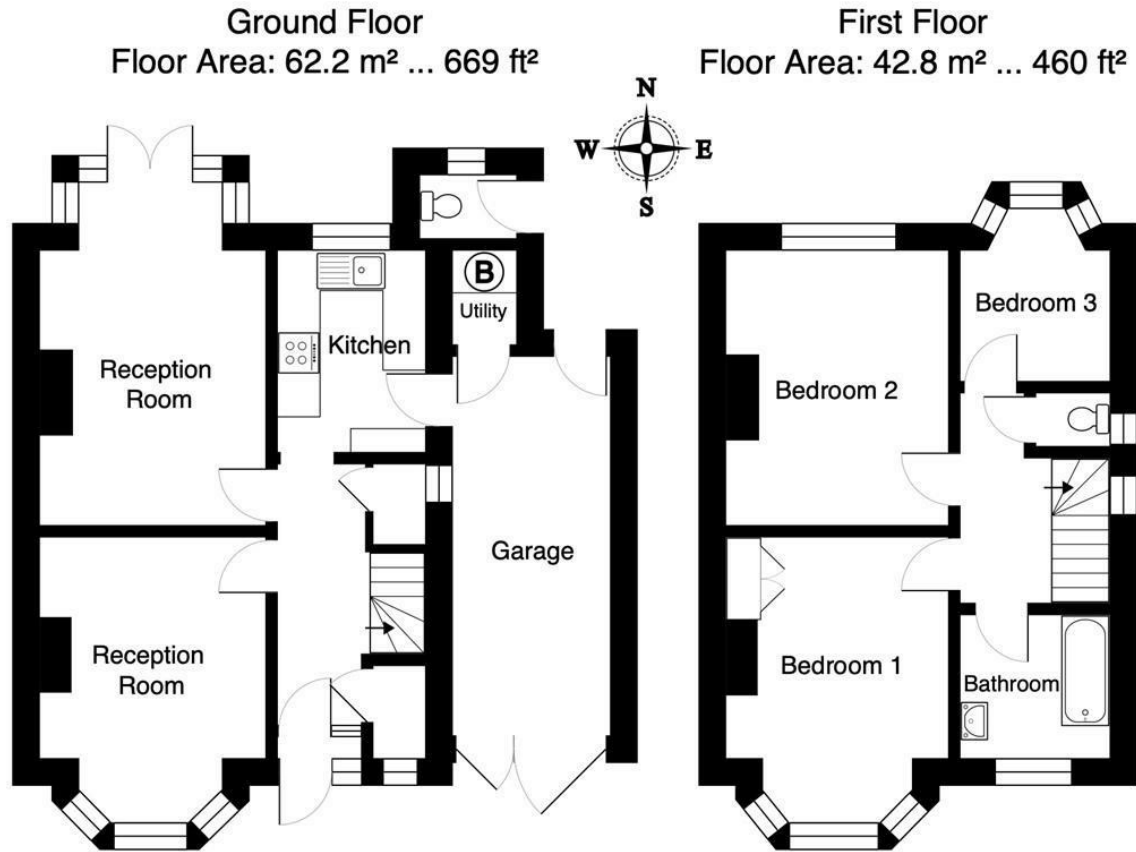
GENERAL INFORMATION

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 D





305 Moor Green Lane, Moseley, B13 8QR.

Total Area: approximately 104.9 m² ... 1130 ft²

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

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.

