



HERITAGE ESTATE AGENCY



19 School Road, Moseley, Birmingham, B13 9ET

Offers In Excess Of £650,000

A Four Bedroom Detached Property





School Road comprises in further detail:

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

Open Canopy Porch

Ceiling light point and main entrance door with window over opening to:

Entrance Hallway

Window to front aspect, ceiling light point, dado rail, wood flooring, stairs rising to first floor accommodation with under stair storage cupboard beneath, radiator and doors to:

Sitting Room/Snug 16' max x 10'2"

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, radiator and double doors to:

Open Plan Living/Dining/Kitchen 24' max x 22'11" max

Bi-folding doors to rear aspect opening to rear garden, window to rear aspect, door to hallway, four ceiling light points, two built-in speakers, wood flooring, built-in cupboard housing boiler, three radiators and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with work surfaces over, integrated oven with four ring gas hob and extractor hood over, integrated microwave and dishwasher, space for fridge/freezer and door to:

Utility Room

Stable style door to side aspect opening to rear garden, ceiling light point, slate effect tiled flooring, radiator, a range of wall units, work surface with tiled splash back, plumbing for washing machine and door to:

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, slate effect tiled flooring, wall mounted corner wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

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

Landing

Obscured window to side aspect, two ceiling light points, dado rail, wood flooring, stairs rising to second floor accommodation, radiator and doors to:

Bedroom One 13'6" max x 12'10" max

Bay window to rear aspect, coved ceiling, ceiling light point and radiator.

Bedroom Two 16'1" max x 10'3"

Bay window to front aspect, coved ceiling, ceiling light point and radiator.

Bedroom Three 8'9" x 12'8"

Window to front aspect, ceiling light point and radiator.

Family Bathroom 8'5" max x 10'1" max

Obscured windows to rear and side aspects, two ceiling light points, part tiled walls, slate effect tiled flooring, radiator and a fitted bathroom suite comprising: walk-in shower cubicle with wall mounted chrome mixer shower over, roll top bath with mixer tap over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

Obscured window to side aspect, ceiling light point, built-in storage cupboard and doors to:

Bedroom Four 16'3" x 16'5"

Window to rear aspect, Velux window, ceiling spot lights, built-in eaves storage, tile effect flooring and two wall mounted wash hand basin with mixer taps over.

Shower Room 6'8" max x 5'3" max

Obscured window to side aspect, ceiling spot lights, part tiled walls, heated towel rail and a suite comprising: shower cubicle with wall mounted shower over, wash hand basin with mixer tap over encased in vanity unit and low level w.c.

Outside





Rear Garden

Accessed via a gated side access, the utility room or the open plan living/dining/kitchen and benefits from paved seating area with Pergola, step down to three lawn areas, various planted beds, shed, greenhouse and pedestrian door to:

Garage

Double doors to front aspect, electric and light points.

Agent Notes:

1. The vendor has informed us that the property has been underpinned in 1992. Please speak to the office for further information.

2. We are advised by the vendors that the property is in close proximity to a Nursing Home.

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

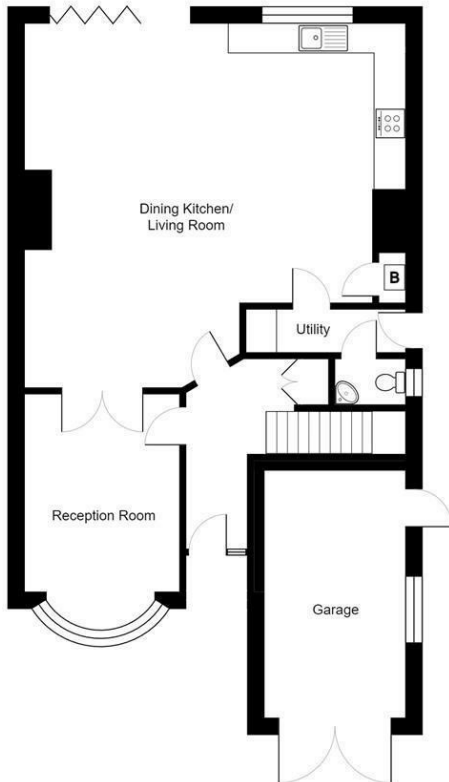
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.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



Ground Floor
Area: approx 95.5 m² ... 1028 ft²



First Floor
Area: approx 55.7 m² ... 599 ft²



Second Floor
Area: approx 33.3 m² ... 359 ft²



19 School Road in Moseley

Total Area: approx 184.5 m² ... 1986 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.

