



HERITAGE ESTATE AGENCY



84 Coldbath Road, Moseley, Birmingham, B13 0AQ
£250,000

A Three Bedroom Mid Terrace Property





Coldbath Road comprises in further detail:

The property is set back from the road and approached via public footpath with step up to main entrance door opening to:

Reception Room One 13'1" max x 10'9" max

Bay window to front aspect, ceiling light point, picture rail, built-in cupboard housing gas meter, wood flooring, radiator, feature fire place with tiled hearth and door to:

Breakfast Kitchen 15'1" max x 10'7" max

Window to rear aspect, four ceiling light points, wood flooring, stairs rising to first floor accommodation, 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, integrated oven with four ring induction hob over, space for fridge/freezer and opening with step down to:

Utility Room 8'3" x 5'3" max

Window to side aspect, door to side aspect opening to rear garden, ceiling strip light, wood effect flooring, radiator, a range of base and drawer units with work surface over, inset one and a half bowl sink and drainer unit with mixer tap over, space for washing machine and door with step down to:

Ground Floor Bathroom 6'11" max x 5'2" max

Obscured window to side aspect, ceiling spot lights, extractor fan, built-in cupboard housing boiler, heated towel rail, part tiled walls, wood effect flooring and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation

Leading from the breakfast kitchen stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, stairs rising to second floor accommodation and doors to:

Bedroom One 11'9" x 10'7" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 9'5" x 10'6" max

Window to rear aspect, ceiling light point and radiator.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation with door opening to:

Bedroom Three 14'6" max excl window recess x 10'6" max

Dormer window to front aspect, ceiling light point and radiator. (With some restricted head height)

Outside

Rear Garden

Accessed via the utility room and benefits from pathway with steps descending to blue brick pathway to gated shared side access, crazy paved seating area, step up to lawn area with planted beds to sides, rear border and shed.

Agent Notes:

1. 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.

2. We are advised that there is a right of way for the neighbouring property to pass over part of the garden and for this property to pass over the gardens of neighbouring properties to access a shared side passageway.

3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property overlooks Moseley Golf Club.

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.

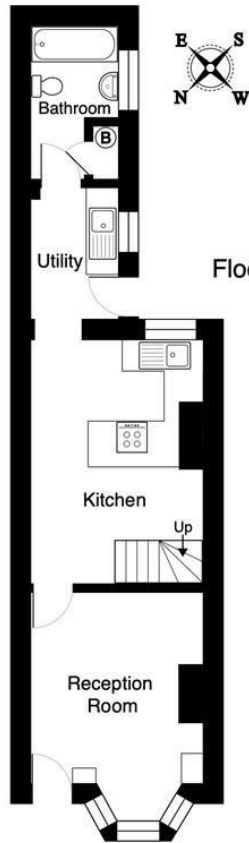
COUNCIL TAX BAND

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

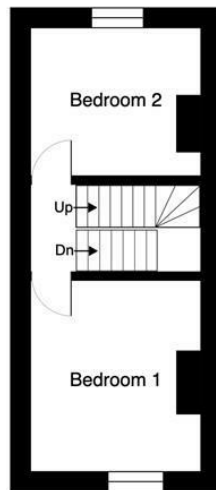




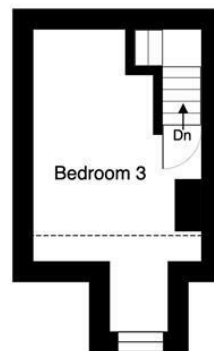
Ground Floor
Floor Area: 38.4 m² ... 414 ft²



First Floor
Floor Area: 27.3 m² ... 294 ft²



Second Floor
Floor Area: 15.6 m² ... 168 ft²



84 Coldbath Road, Moseley, B13 0AQ.

Total Area: approximately 81.4 m² ... 876 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.

