HERITAGE ESTATE AGENCY

34 Paton Grove, Moseley, Birmingham, B13 9TG

£290,000

A Two Bedroom End Terrace Property

Paton Grove comprises in further detail:
The property is set back from the road and approached via gravelled driveway with EV charger, planted bed, pathway leading gated shared side passageway and main entrance door opening to:

Entrance Porch
Windows to front and side aspects, ceiling spot lights, wood effect flooring and door opening to:

Entrance Hallway
Ceiling light point, wood effect flooring, stairs rising to first floor accommodation with under stair storage cupboard beneath, radiator and doors to:

Ground Floor W.C.
Obscured window to front aspect, ceiling spot light, extractor fan, wood effect flooring, counter top wash hand basin with mixer tap over and low level flush w.c.

Lounge 13'8" x 12'1" max
Window to front aspect, ceiling light point, wood effect flooring, radiator, feature fire surround with pebble effect electric fire set on hearth and bi-folding doors opening to:

Dining Kitchen - Dining Area 10'6" max x 19'1" max
Patio doors to rear aspect opening to rear garden, ceiling light point, wood effect flooring, radiator and opening to:

Kitchen Area
Window to rear aspect, ceiling light point, wood effect flooring 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 mixer tap over, integrated oven with four ring gas hob and extractor hood over, integrated fridge/freezer, plumbing for dishwasher and washing machine.

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

Landing
Window to front aspect, ceiling light point, loft access, radiator and doors to:

Airing Cupboard
Housing boiler.

Bedroom One 12'10" x 12'3" max
Window to front aspect, coved ceiling, ceiling light point and radiator.

Bedroom Two 10'9" x 10'3"
Window to rear aspect, coved ceiling, ceiling light point and radiator.

Bathroom 7'9" x 8'7"
Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: P shaped bath with mixer tap and wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden
Accessed via a gated shared side passageway or the dining area and benefits from paved patio, lawn area with beds to sides and raised planted beds to rear.

Garage En-Bloc
Double doors to front. Located on the right hand side and is the second one along.

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.

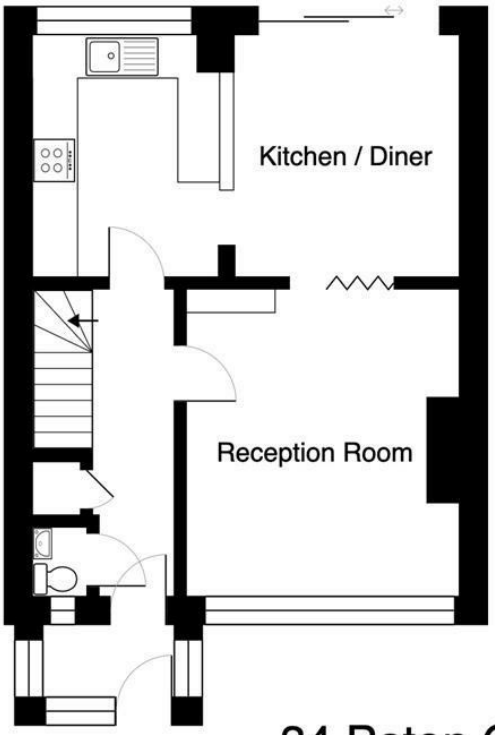
SERVICES
Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing 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.

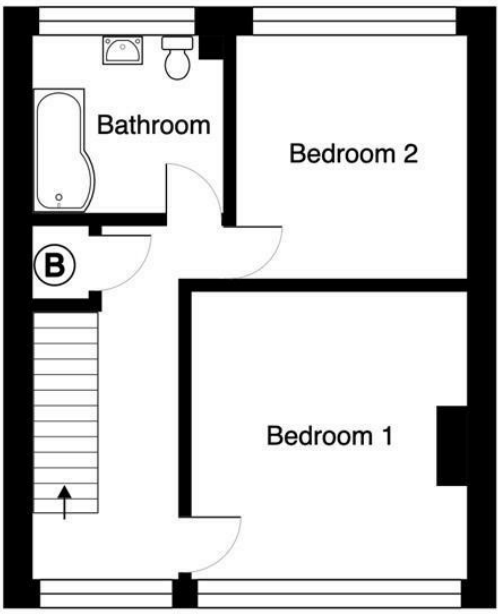
GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the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

Ground Floor
Floor Area: 46.6 m² ... 502 ft²



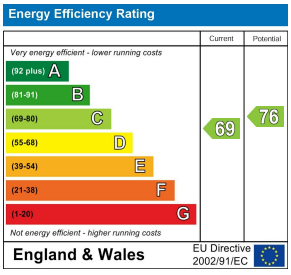
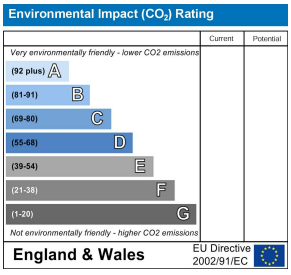
First Floor
Floor Area: 43.7 m² ... 471 ft²



34 Paton Grove, Moseley, Birmingham, B13 9TG.

Total Area: approximately 90.3 m² ... 972 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.