



# HERITAGE ESTATE AGENCY



**108 Mossfield Road, Kings Heath, Birmingham, B14 7JD**

**£575,000**

**A Four Bedroom Detached Property**





### **Mossfield Road comprises in further detail:**

The property is set back from the road and approached via block paved driveway with planted bed to side leading to gated side access, garage and step up to main entrance door with window over opening to:

#### **Entrance Hallway**

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

#### **Ground Floor Shower Room**

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: shower area with wall mounted electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Reception Room One 15'1" max x 10'10" max**

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, radiator and feature fire surround with tiled hearth.

#### **Reception Room Two 22'10" x 10'10" max**

Patio doors to rear aspect, coved ceiling, two ceiling light points with ceiling roses, two radiators and wall mounted gas fire.

#### **Breakfast Kitchen 17'3" x 8'11"**

Obscured window to side aspect, door to side aspect, coved ceiling, two ceiling light points, one with ceiling rose, tiled 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 five ring gas hob and extractor hood over, space for fridge/freezer and washing machine, built-in cupboard housing boiler and bi-folding doors to rear aspect opening to:

#### **Conservatory 9'9" max x 9'10" max**

Windows to sides and rear aspect, patio door to side aspect opening to rear garden, ceiling light point with fan and radiator.

#### **L Shaped Lean To 13'9" max x 7'7" max**

Windows to side and front aspects, doors to front and rear aspects, ceiling light point, space for washing machine, two built-in store rooms and door to:

#### **Garage 15'6" x 7'10"**

Double doors to front aspect, obscured window to side aspect, ceiling light point, electric points, wall mounted gas and electric meters.

#### **Split Level Landing**

Stained glass window to side aspect, ceiling light point with ceiling rose, loft access, radiator and doors to:

#### **Bedroom One 22'10" x 10'9" max**

Window to rear aspect, coved ceiling, two ceiling light points and two radiators.

#### **Bedroom Two 15'4" max x 10'9" max**

Bay window to front aspect, two ceiling light points and radiator.

#### **Bedroom Three 8'6" x 14'1"**

Two windows to front aspect, ceiling light point, wood effect flooring and radiator. (With some restricted head height)

#### **Bedroom Four 8'1" x 9'**

Window to rear aspect, coved ceiling, ceiling light point and radiator.

#### **Office 5'6" x 7'8"**

Feature circular window to rear aspect, ceiling light point and radiator.

#### **Family Bathroom 5'7" x 5'4"**

Obscured window to side aspect, ceiling light point, tiled walls, wood effect tiled flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over and wash hand basin with mixer tap over encased in vanity units.

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

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





## Outside

### Rear Garden

Accessed via the lean to, reception room two or the conservatory and benefits from paved patio area, lawn area with pathway to side, planted bed, mature shrubs and trees.

### Agent Note:

We are advised by the vendors that the extension does have planning permission. We understand that the extension took place before it became standard practice for any Completion Certificates to be issued.

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 E





Ground Floor  
Floor Area: 94.4 m<sup>2</sup> ... 1017 ft<sup>2</sup>



First Floor  
Floor Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>



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Total Area: approximately 170.3 m<sup>2</sup> ... 1833 ft<sup>2</sup>

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

**VIEWING** By appointment through 'Heritage'

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Website:- [www.heritage-estates.co.uk](http://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.

