



# HERITAGE ESTATE AGENCY



**30 Cambridge Road, Moseley, Birmingham, B13 9UD**

**£650,000**

**A Three Bedroom Property**





### **Cambridge 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, block paved driveway leading to garage and block paved pathway leading to:

#### **Open Canopy Porch**

Ceiling light point and step up to main entrance door with half moon window over opening to:

#### **Entrance Vestibule**

Minton tiled flooring and door with stained glass window above opening to:

#### **Entrance Hallway**

Coved ceiling, two ceiling light points, Minton tiled flooring, stairs rising to first floor accommodation, column style radiator and doors to:

#### **Ground Floor W.C.**

Ceiling light point, extractor fan, tiled flooring, corner wash hand basin with mixer tap over and low level flush w.c.

#### **Under Stair Pantry**

Wall mounted light point and steps descending to:

#### **Cellar 12'2" x 11'11" excl recess**

Light point

#### **Reception Room One 13'11" max x 13'11" max**

Bay window with shutters to front aspect, coved ceiling, ceiling light point with ceiling rose, dado rail, wood flooring, column style radiator and feature fire place with tiled hearth.

#### **Reception Room Two 12'2" x 11'11"**

Coved ceiling, ceiling light point with ceiling rose, picture rail, wood flooring, radiator, feature fire place with tiled hearth and opening to:

#### **Conservatory Area 6'9" x 9'**

Windows to side and rear aspects, French style doors to rear aspect opening to rear garden and tiled flooring.

#### **Breakfast Kitchen 18'4" max x 8'11" max**

Sash style window to side aspect, further windows to side and rear aspects, door to side aspect opening to rear garden, ceiling spot lights, part tiled walls, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset Belfast style sink with mixer tap over, space for range style cooker with

extractor hood over, built-in microwave, integrated fridge/freezer, washing machine and dish washer.

#### **First Floor Accommodation**

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

#### **Split Level Landing**

Sash style window to side aspect, ceiling light point, stairs rising to second floor accommodation, built-in storage cupboard and doors to:

#### **Bedroom One 11'7" max x 14' max**

Sash style window with shutters to front aspect, ceiling light point, picture rail, wood flooring, column style radiator, feature fire place and door to:

#### **En-Suite W.C. 7'6" x 4'**

Sash style window with shutters to front aspect, ceiling light point, electric shaver socket, part tiled walls, wood flooring, vanity unit having counter top wash hand basin with mixer tap over and inset low level flush w.c.

#### **Bedroom Two 12'3" x 11'11"**

Sash style window to rear aspect, ceiling light point and radiator.

#### **Shower Area 10'2" excl recess x 9' max**

Window to side aspect, ceiling spot lights, loft access, extractor fan, part tiled walls, wood flooring, column style radiator with towel rail and a suite comprising: shower area with wall mounted chrome mixer shower over, pedestal wash hand basin with mixer tap over, low level flush w.c. and opening with step down to:

#### **Bathing Area 6'7" x 9'3"**

Window to rear aspect, ceiling light point, column style radiator with towel rail, freestanding bath with telephone style mixer tap and shower attachment over.

#### **Second Floor Accommodation**

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

#### **Landing**

Opening to:

#### **Bedroom Three 11'8" x 12'**

Sash style window to aspect, ceiling light point, loft access, radiator,





feature fire place with hearth, door to loft store and further door to: (With some restricted head height)

#### **En-Suite Shower Room 8'2" x 6'1"**

Ceiling light point, wood flooring, radiator and a suite comprising: tiled shower cubicle, pedestal wash hand basin and low level flush w.c. (With some restricted head height)

#### **Outside**

##### **Rear Garden**

Accessed the conservatory area or the breakfast kitchen and benefits from pedestrian door to garage, lawn area with planted beds to side leading to steps down to lawn area having small gravel seating area, planted beds to sides, pond, circular gravel seating area, mature shrubs and trees.

##### **Garage 20'3" x 8'**

Double doors to front aspect, pedestrian door to rear aspect opening to rear garden, ceiling light point and power points.

##### **Agent Note:**

We have not been able to verify whether 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 E





30 Cambridge Road, Moseley,  
Birmingham, B13 9UD.

Total Area: approximately 183.8 m<sup>2</sup> ... 1978 ft<sup>2</sup> (Exc. Loft)



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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**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.

