HERITAGE ESTATE AGENCY

129 Yardley Wood Road, Moseley, Birmingham, B13 9JT

£250,000

A Three Bedroom Mid Terrace Property

Yardley Wood Road comprises in further detail:
The property is set back from the main road behind communal grass area with public footpath leading to lawned fore garden with steps and pathway leading to main entrance door opening to:

Entrance Hallway 10'6" max x 7' max
Obscured Window front aspect, ceiling light point, built-in cupboard housing meters, stairs rising to first floor accommodation, radiator and door to:

Lounge/Dining Room 27'8" max x 13'7" max
Windows to front and rear aspects, two ceiling light points, serving hatch to kitchen, under stair storage pantry with wall mounted light point, two radiators and opening to

Kitchen 8'10" x 8'11"
Window to rear aspect, door to rear aspect opening to rear garden, ceiling light point, concealed boiler, tiled walls and flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, space for washing machine, tumble dryer and fridge/freezer.

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

Landing
Ceiling light point, loft access with pull down ladder leading to boarded loft providing storage and having ceiling light point. Doors to:

Bedroom One 15' max x 10'9" max
Window to rear aspect, ceiling light point and radiator.

Bedroom Two 12'5" x 9' excl door recess
Window to front aspect, ceiling light point and radiator.

Bedroom Three 9'7" max x 7'7" max
Window to front aspect, ceiling light point, radiator and built-in shelving.

Bathroom 7'11" max x 5' max
Obscured window to rear aspect, ceiling light point, tiled walls, wood effect flooring and a bathroom suite comprising: panelled bath with mixer shower over, pedestal wash hand basin with mixer tap over and built-in cupboard with shelving.

Separate W.C.
Obscured window to rear aspect, ceiling light point, part tiled walls, radiator, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden
Accessed via the kitchen and benefits from paved area, lawn area, pathway leading to paved seating area and gated rear access leading to garage en bloc.

Garage En Bloc
Accessed via shared driveway leading from Belle Walk. Up and over door to front aspect.

Agent Note:
We are advised by the vendors of the property that

they have a right of way over the shared driveway to the rear of the property to access the garage en bloc which leads off Belle Walk.

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 C

Ground Floor
Floor Area: 46.4 m² ... 500 ft²

First Floor
Floor Area: 45.2 m² ... 486 ft²

129 Yardley Wood Road, Moseley, B13 9JT.

Total Area: approx 91.6 m² ... 986 ft²

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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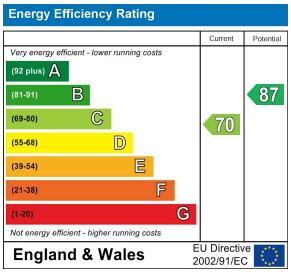
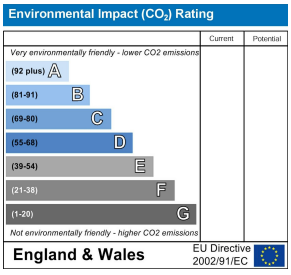
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

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.