HERITAGE ESTATE AGENCY



35 Prospect Road, Moseley, Birmingham, B13 9TB

£765,000

A Six Bedroom Property





Propsect Road comprises in further detail:
The property is set back from the road with driveway leading to garage, pathway leading to gated side access, steps rising to fore garden with dwarf wall to front, lawn area, planted beds and pathway leading to steps up to main entrance door with fan light over opening to:

Entrance Vestibule
Coved ceiling, ceiling light point, dado rail and double doors to:

Entrance Hallway
Window to rear aspect, part coved ceiling, two ceiling light points, wood flooring, stairs rising to first floor accommodation, radiator and doors to:

Garage 12'8" x 11'1" excl recess
Remote controlled roller door to front aspect, ceiling light point, solar panel controls, wall mounted electric and gas meters.

Reception Room One 16'1" max x 11'5"
Bay window to front aspect, coved ceiling, ceiling light point and radiator.

Reception Room Two 17'1" max x 12'11"
Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, two radiators and feature fire place with tiled hearth.

Reception Room Three 10'5" x 12'9" max
Window to rear aspect, ceiling light point, fitted cupboards and book shelves, radiator, feature recess to chimney breast with mantle and decorative stove on tiled hearth.

Cloaks Cupboard
Ceiling light point, wood flooring and bi-folding door to:

Ground Floor W.C.
Obscured window to side aspect, ceiling light point, wall mounted boiler, radiator, wood flooring, wall mounted wash hand basin and low level flush w.c.

Breakfast Kitchen 19' x 10'
Window to side aspect, double doors with windows to side aspect opening to rear garden, Velux window, door to rear aspect opening to rear garden, five ceiling light points, wood flooring, under floor heating, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset dual sink and drainer unit with mixer tap over, integrated eye level oven, microwave and four ring induction hob, space for fridge/freezer and dishwasher and breakfast bar.

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

Split Level Landing
Window to rear aspect, ceiling light point, wall mounted light point, dado rail, built-in storage cupboard, fitted bookshelves and doors to:

Bedroom One 14'4" x 12'11"
Sash style window to front aspect, ceiling light point with ceiling rose, two wall mounted vertical radiators and door with stained glass inset to:

En-Suite Bathroom 10'2" x 5'1" max
Sash style window to front aspect, ceiling light point, part tiled walls and a suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

Bedroom Two 10'6" x 12'11" max
Sash style window to rear aspect, ceiling light point and radiator.

Bedroom Three 10'3" x 11'1" max
Sash style window to front aspect, ceiling light point and radiator.

Bedroom Four 6'5" x 10' max
Sash style window to rear aspect, ceiling light point, radiator and built-in wardrobe with double doors.

Family Bathroom 7'10" x 5'9"
Obscured window to side aspect, ceiling light point, built-in cupboard with fitted shelves, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

Second Floor Accommodation
Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing
Window to rear aspect, ceiling light point and doors to:

Bedroom Five 16'2" max x 12'11" max
Two Velux windows, ceiling light point, radiator, fitted wardrobes, access to eaves storage and door to: (With some restricted head height)

Jack and Jill Shower Room 9'1" x 5'11"
Velux window, ceiling light point, extractor fan, part tiled walls, heated





towel and a suite comprising: walk-in shower with wall mounted mixer shower over, pedestal wash hand basin with mixer tap over, low level flush w.c. and door to: (With some restricted head height)

Bedroom Six 16' x 9'9"
Obscured window to side aspect, Velux window, ceiling light point, radiator and access to eaves storage. (With some restricted head height)

Outside

Rear Garden
Accessed via a gated side access or the breakfast kitchen and benefits from courtyard with shed and door to utility room. Gate with archway with pathway leading to lawn area, shaped planted beds to sides, mature shrubs and trees.

Utility Room 9'10" max x 15'1" max
Windows to front aspect, door to rear aspect opening to rear garden, two ceiling light points, fitted base units, sink unit, space for washing machine and tumble dryer.

Agent Note:
The vendor has informed us the property has solar panels.

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

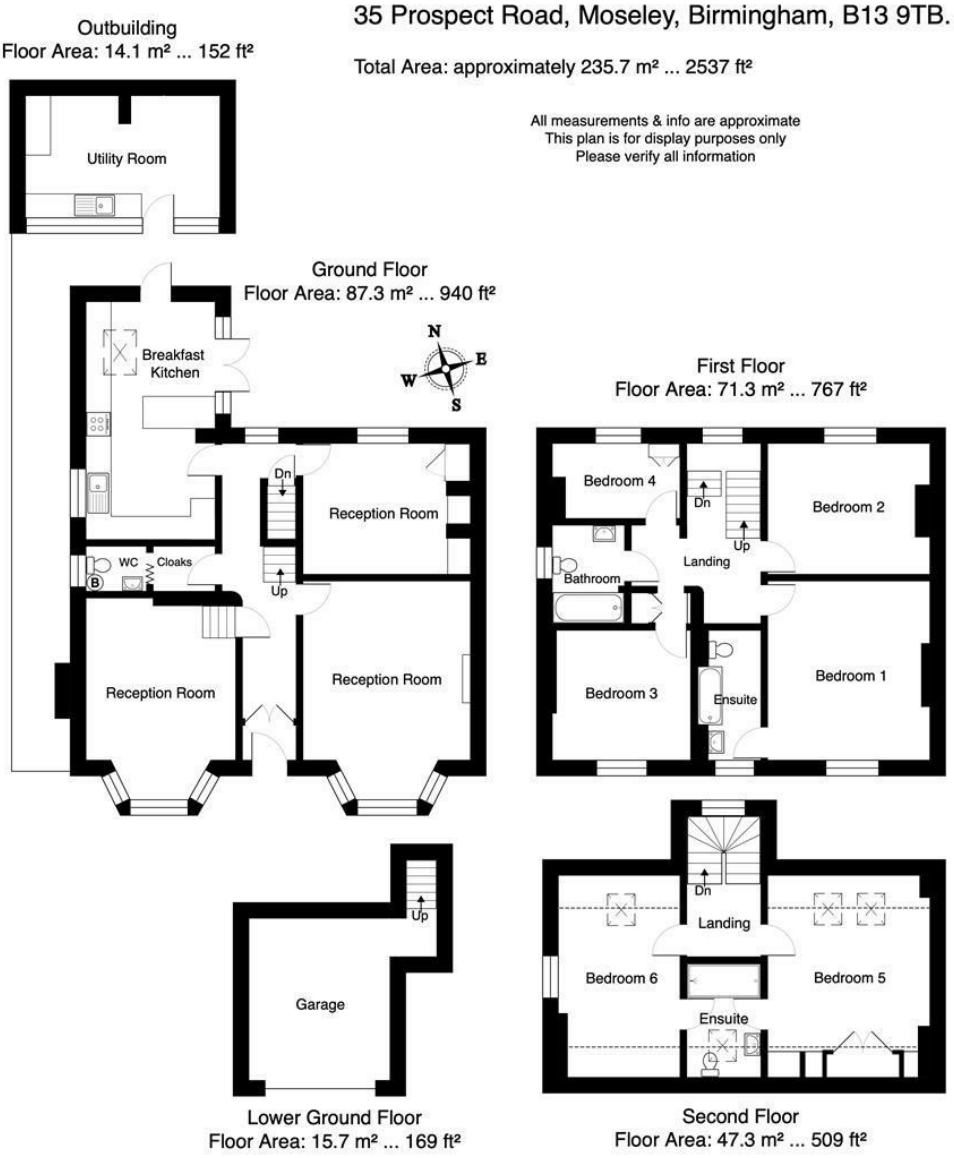




35 Prospect Road, Moseley, Birmingham, B13 9TB.

Total Area: approximately 235.7 m² ... 2537 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.

