



HERITAGE ESTATE AGENCY



58 Cambridge Road, Moseley, Birmingham, B13 9UD

£675,000

A Five Bedroom Mid Terrace Property





Cambridge Road comprises in further detail:

The property is set back from the road and approached via block paved driveway with step up to:

Open Canopy Porch

Ceiling light point, wall mounted electric meter and main entrance door opening to:

Entrance Hallway

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

Reception Room One 15'8" max x 13' max

Sash bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden floor boards, radiator and feature fire place with tiled surrounds and hearth.

Reception Room Two 14'1" x 11' max

Double stable style doors to rear aspect opening to court yard, coved ceiling, ceiling light point, picture rail, fitted shelving, wooden flooring, radiator and feature fire place with tiled surrounds and hearth.

Wet Cellar 13' x 6'11" excl walkway

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, wall mounted boiler, tiled flooring, wall mounted wash hand basin and corner low level flush w.c.

Reception Area Three 13'11" max x 9'5"

Window to side aspect, ceiling light point, tiled flooring, radiator and opening to:

Kitchen 23'11" x 8'11"

Window to side and rear aspects, three Velux windows, five ceiling light points, four wall mounted light points, wooden flooring, three vertical style radiators and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink with mixer tap over, space for range style cooker with extractor hood over, integrated fridge and dish washer and opening to:

Dining Area 12'4" x 7'7"

Windows to rear aspect, French style doors to rear aspect opening to rear garden, two ceiling light points, two wall mounted light points, tiled flooring, two vertical style radiators and door to:

Utility Room 7'2" x 7'7"

Two windows to front aspect, door to front aspect opening to court yard, ceiling light point, part tiled walls, tiled flooring, a range of wall, drawer and base units with work surfaces over, inset dual sink unit with mixer tap over, space for fridge/freezer, washing machine and tumble dryer.

Court Yard

Accessed via a gated shared side passageway, reception room two or the utility room and benefits from being block paved, planted beds to sides and three external light points.

First Floor Accommodation

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

Split Level Landing

Two ceiling light points, stairs rising to second floor accommodation, radiator and doors to:

Bedroom One 13'3" max x 16'8" max excl walk-in wardrobe

Two sash style windows to front aspect, coved ceiling, ceiling light point, wood flooring, radiator, feature fire place with tiled surrounds and hearth, walk-in wardrobe area with shelving space and door to:

En-Suite Shower Room 6'6" max x 5'5" max

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

Bedroom Two 14'1" x 13'1" max

French style doors with window over to rear aspect, ceiling light point, vertical style radiator, feature fire place with tiled inset and hearth.

Bedroom Three 11'4" max x 9'6" max

Window to rear aspect, ceiling spot lights, wood flooring and radiator.

Shower Room 6'8" x 6'1"

Stained glass obscured window to side aspect, ceiling light point, tiled walls, wood flooring, heated towel rail and a suite comprising: walk-in shower area with wall mounted chrome mixer shower over, a range of vanity units with wash hand basin and mixer tap over, mirror with illumination and inset low level flush w.c.





Second Floor Accommodation

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

Landing

Velux window, ceiling light point, part wood flooring and doors to:

Bedroom Four 13'4" x 10' max

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

Bedroom Five 13'4" x 9'

Window to front aspect, ceiling light point and radiator. (With some restricted head height)

Bathroom 8'8" max x 12' max

Velux window, two ceiling light points, extractor fan, fitted shelving, part tiled walls, wood flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and chrome mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

Accessed via the dining area and benefits from steps down to block paved area, various planted beds, shaped lawn and pathway leading to steps up to decked seating area with doors to:

Office 9'8" x 8'8"

Two windows to front aspect, Velux window, three ceiling light points, wood flooring, internet cabling and electric points.

Garden Wood Workshop/Store 20' x 8'4"

Windows to front and side aspect, four ceiling light points, wood flooring and electric points

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

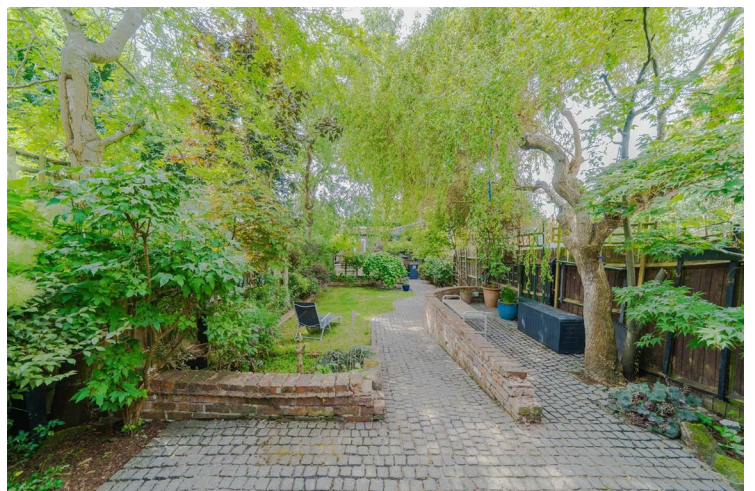
The agent understands that the property is Freehold/Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





58 Cambridge Road, Moseley, Birmingham, B13 9UD

Total Area: approximately 246.3 m² ... 2651 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.

