



HERITAGE ESTATE AGENCY



19 Northlands Road, Moseley, Birmingham, B13 9RE

£310,000

A Three Bedroom End Terrace Property





Northlands Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front and pathway leading to main entrance door with window over opening to:

Entrance Vestibule

Ceiling light point, tiled flooring, wall mounted electric meter and door with window over opening to:

Entrance Hallway

Obscured window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, tiled flooring, stairs rising to first floor accommodation with storage cupboard beneath, radiator and doors to:

Under Stair Storage Cupboard

Space for washing machine and tumble dryer over.

Reception Room One 15' max x 10'9" max

Bay window with upper stained glass panels to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, fitted bookshelves with cupboards below to recesses, built-in cupboard housing gas meter, radiator and feature decorative fire place with tiled hearth.

Reception Room Two 15' max x 10'1" max

Bay window to rear aspect, coved ceiling, ceiling light point with ceiling rose, wooden flooring, radiator, feature decorative fire place with tiled surround and hearth.

Kitchen 8'7" x 6'

Window to rear aspect, door to rear aspect opening to

rear garden, ceiling spot lights, tiled flooring and a fitted kitchen comprising a range of wall and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring induction hob over, integrated under counter fridge and freezer.

First Floor Accommodation

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

Landing

Ceiling light point, picture rail and doors to:

Bedroom One 12'4" x 10'2" max

Window to rear aspect, ceiling light point, loft access, picture rail, radiator and original style feature fire place.

Bedroom Two 11'3" x 9'6" max

Window to front aspect, ceiling light point, picture rail, radiator and original style feature fire surround.

Bedroom Three 8'4" x 6'11"

Window to front aspect, ceiling light point, picture rail and radiator.

Bathroom 6'2" max x 6' max

Obscured window to rear aspect, ceiling spot lights, cupboard housing boiler, tiled walls and flooring, radiator and a bathroom suite comprising: panelled bath with mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside





Rear Garden

Accessed via a gated shared side access or the kitchen and benefits from paved seating area with doors to outhouses, step up to further paved area, planted beds to sides, further steps up to gravel area with tree and shrubs.

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.

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

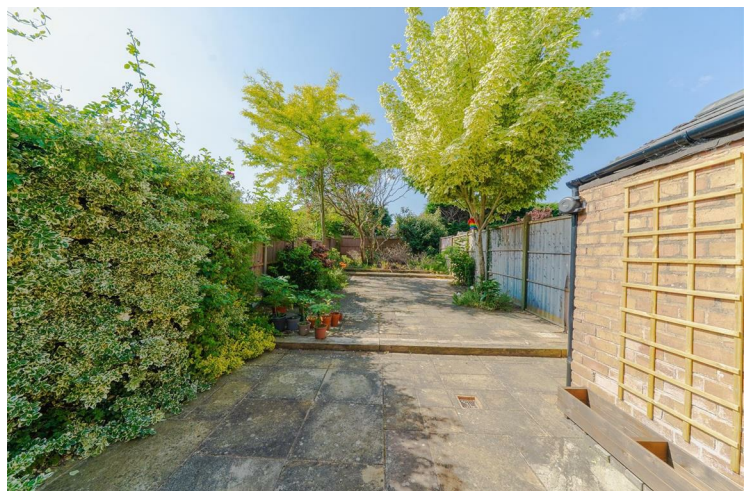
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

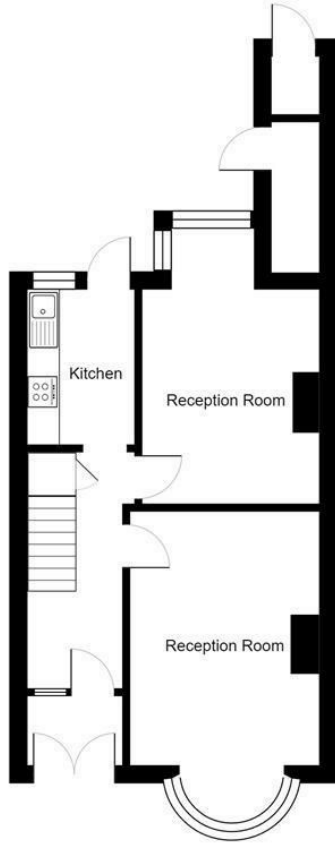
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band C

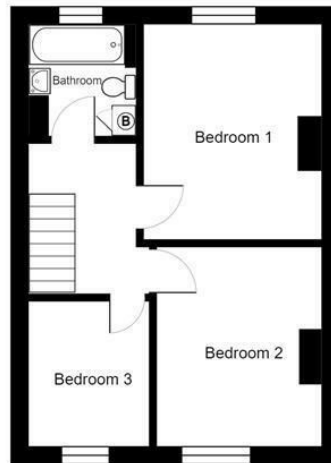




Ground Floor
Area: approx 49.3 m² ... 531 ft²



First Floor
Area: approx 37.9 m² ... 408 ft²



19 Northlands Road

Total Area: approx 87.2 m² ... 938 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

