

# oulsnam



**78 Coldbath Road, Moseley, B13 0AQ**

**Offers in excess of £225,000**

**EPC: D**

FANTASTIC OPPORTUNITY TO PURCHASE THIS TWO BEDROOM TERRACED HOUSE SET OVER THREE FLOORS situated on Coldbath Road. The property comprises of Two Reception Rooms, Kitchen, One First Floor Bedroom, Family Bathroom, One Second Floor Bedroom and Rear Garden.

Energy Performance: D. Council Tax Band: B.

#### LOCATION:

Coldbath Road is a well-established residential road situated on the borders of Moseley and Kings Heath in south Birmingham, approximately 4 miles south-east of Birmingham city centre. The area comprises a mix of Victorian and inter-war detached, semi-detached and terraced homes, making it popular with families and professionals.

The location benefits from a range of well-regarded schools, excellent local amenities, and good transport links, including regular bus services and the recently opened Kings Heath railway station, providing convenient access to the wider area.

Residents also enjoy easy access to the independent shops, cafés, restaurants and leisure facilities of both Moseley Village and Kings Heath High Street, as well as nearby green spaces, enhancing the area's overall appeal.

HOW TO GET THERE: Enter into Sat Nav: B13 0AQ

GENERAL ADVICE: Before travelling a distance to view any property, to get a feel for a locality, many think it's worthwhile exploring the setting on Google Earth / Google Maps Street View.

#### SUMMARY:

This charming home offers well-proportioned accommodation arranged over three floors.

The ground floor comprises of two reception rooms. The front reception room features an attractive bay window, while the second reception room provides access to the kitchen and the staircase leading to the first floor.

The kitchen is fitted with an integrated oven, hob and extractor fan, with additional space for a fridge freezer and washing machine. It also houses the boiler and benefits from a door providing direct access to the rear garden.

On the first floor, there is a generously sized double bedroom and the family bathroom. The bathroom is well appointed with a WC, freestanding wash hand basin, freestanding bath, and a separate shower cubicle.

The second floor offers a further good-sized bedroom, which benefits from useful additional space, although there is some restricted head height due to the roofline.

Externally, the rear garden features a paved patio immediately outside the property, leading onto a raised decking area. Steps then descend to a lawn, which extends to the rear, creating an attractive and versatile outdoor space.

#### GENERAL INFORMATION:

The central heating boiler is situated in the Kitchen.

TENURE: The agent understands the property is Freehold.

Reception Room:  
10'7" (max) x 11'10" (3.23m (max) x 3.6m)

Reception Room:  
10'7" (max) x 11'8" (3.23m (max) x 3.56m)

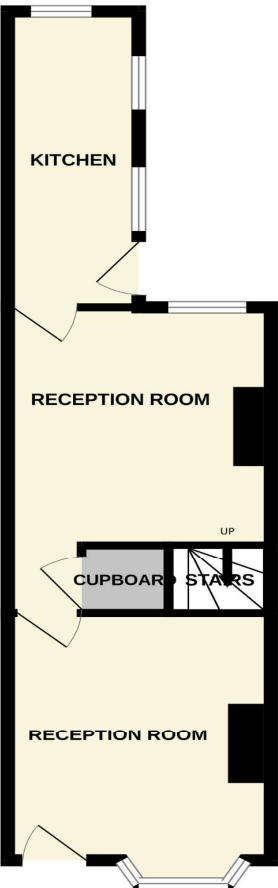
Kitchen:  
17'8" x 6'4" (max) (5.38m x 1.93m (max))

Bedroom:  
12'2" x 10'9" (max) (3.7m x 3.28m (max))

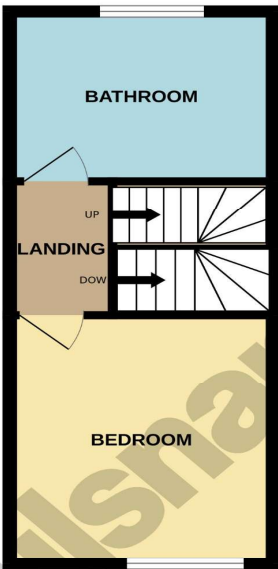
Bathroom:  
9'5" x 9'3" (2.87m x 2.82m)

Bedroom:  
10'10" x 14'5" (3.3m x 4.4m)

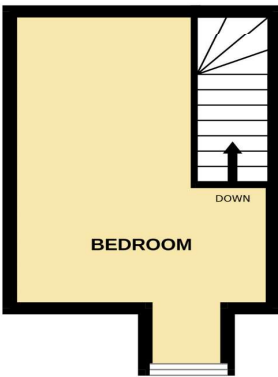
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

### MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

### PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

### GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

### REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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