HERITAGE ESTATE AGENCY

44 Blenheim Road, Moseley, Birmingham, B13 9TZ

£400,000

A Five Bedroom Detached Property - CASH BUYERS ONLY

Blenheim Road comprises in further detail:
The property is set back from the road and approached via driveway with planted bed leading to gated shared side access and steps up to main entrance door with window over opening to:

Entrance Vestibule
Coved ceiling, ceiling light point, wall mounted electric meter, built in cupboard housing the gas meter, tiled flooring and door to:

Entrance Hallway
Two ceiling light points, door to side aspect leading to garden, door to pantry with shelving, staircase rising to first floor accommodation, radiator and further doors to:

Reception Room One 15'2" max x 13'11" max
Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, radiator and feature fire surround with gas fire inset.

Reception Room Two 14' x 13'1"
Window and door to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, radiator and decorative fire surround.

Kitchen 12'10" max x 8'11" max
Window to side aspect, ceiling light point, part tiled walls, wall mounted gas boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for fridge freezer and dishwasher, radiator and step down to:

Lean-to/Utility Room 6'1" x 5'11"
Sky light, base unit with inset sink, space for washing machine and sliding door to;

Ground Floor W.C.
Ceiling light point, radiator and low level flush w.c.

Cellar 13'2" x 7'6
Steps down to cellar with ceiling strip light.

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

Landing
Part coved ceiling, ceiling light point, stairs rising to second floor accommodation, built in storage cupboard and doors to:

Bedroom One 14' x 13'1"
Window to rear aspect, ceiling light point, pedestal wash hand basin and radiator.

Bedroom Two 12'6" x 9'6"
Window to front aspect, ceiling light point and radiator.

Bedroom Three 12'5" x 9'6"
Window to front aspect, ceiling light point and radiator.

Bedroom Four 9'8" max x 9' max
Window to rear aspect, ceiling light point, radiator and built in storage cupboard.

Shower Room
Ceiling light point, tiled walls and wall mounted electric shower.

Separate W.C.
Obscured window to side aspect, ceiling light point, tiled walls, wood flooring, radiator and pedestal wash hand basin.

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

Landing
Sky light, walk in storage cupboard and doors to:

Bedroom Five 17'5" max x 16'1" max
Window to front aspect and ceiling light point. With some restricted head height.

Store Room

Outside

Rear Garden
Accessed via a gated shared side access, reception room two or the entrance hallway and benefits from having an attached outhouse, paved area, pathway, lawn area, hedged boundaries and woodland area to rear with shed.

Agent Note:
The property has undergone a period of structural monitoring. The report states: 'In our opinion, the pattern of cracking is considered indicative of structural movement at the rear left corner of the property'. All interested parties are advised to contact the office for more information and arrange their own independent survey before committing to purchase.

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.

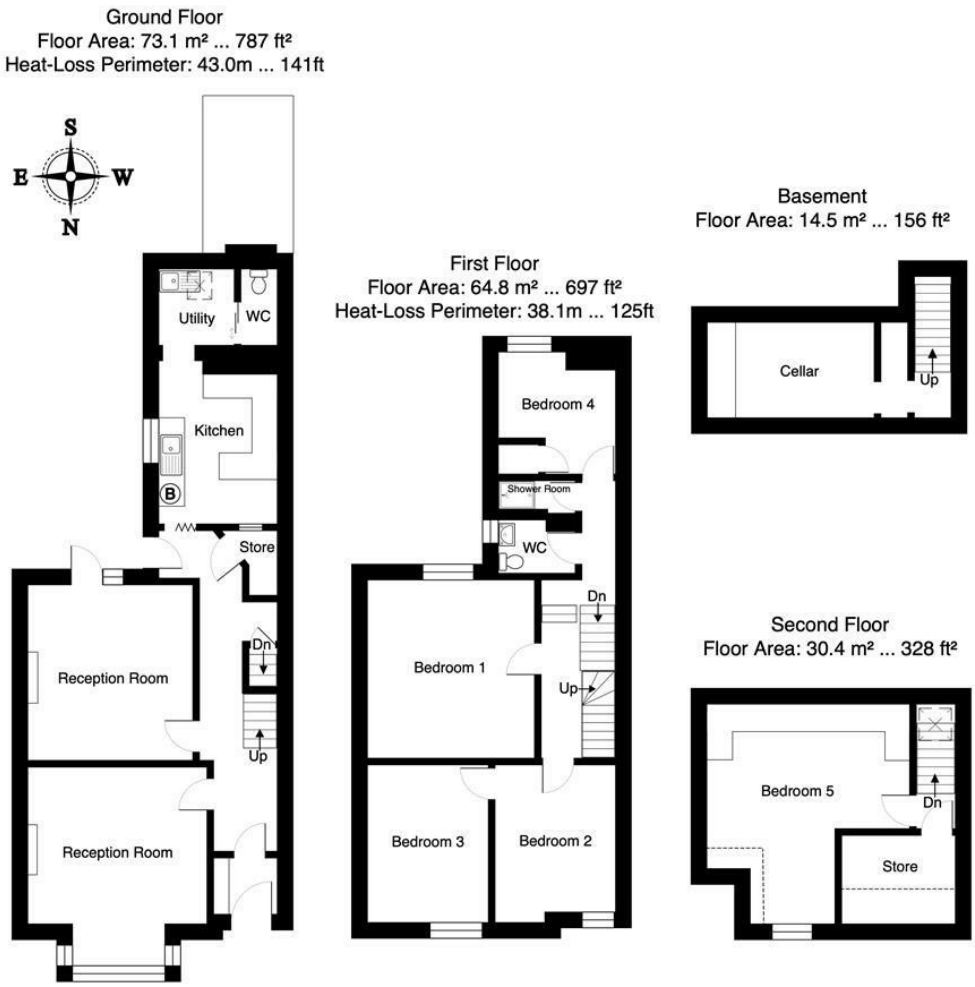
FIXTURES AND FITTINGS
Only those items expressly mentioned in the sales particulars will be included in the sale price.

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/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 F



44 Blenheim Road, Moseley, Birmingham, B13 9TZ.

Total Area: approx 182.8 m² ... 1968 ft² (excluding o.b)

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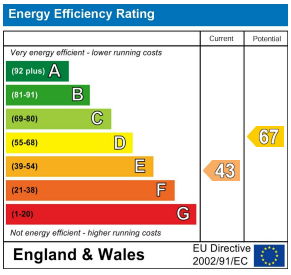
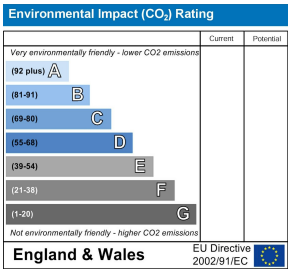
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

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.