HERITAGE ESTATE AGENCY



97 Brook Lane, Moseley, Birmingham, B13 0AB

£265,000

A Three Bedroom Mid Terrace Property





Brook Lane comprises in further detail:
The property is set back from the road and approached via gated fore garden with dwarf wall to front, gravelled area, planted beds and step up to main entrance door with window over opening to:

Reception Room One 14'8" max x 11'11" max
Bay window to front aspect, coved ceiling, ceiling light point, picture rail, storage cupboard housing gas meter, wood flooring, radiator, feature fire place and door to:

Inner Lobby
Wood flooring, stairs rising to first floor accommodation and door to:

Reception Room Two 12'2" x 11'10" max
Window to rear aspect, coved ceiling, ceiling light point, wood flooring, radiator, feature fire place and doors to:

Under Stairs Storage Pantry
Fitted shelving.

Kitchen 11'11" x 6'9"
Window to side aspect, door to side aspect opening to rear garden, ceiling spot lights, laminate wood effect flooring 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, integrated eye level oven, microwave and gas hob, integrated fridge/freezer and washing machine, concealed boiler and radiator.

First Floor Accommodation
Leading from the inner lobby stairs rise to first floor accommodation leading onto:

Landing
Ceiling light point, stairs rising to second floor accommodation and doors to:

Bedroom Two 12'4" x 13'9" max
Window to rear aspect, coved ceiling, ceiling light point, wood flooring, radiator, feature fire place, built-in wardrobe and door to:

En-Suite Bathroom
Window to rear aspect, ceiling light point, panelling to half height, dado rail, wood effect tiled flooring, radiator and a bathroom suite comprising: panelled bath, pedestal wash hand basin and low level flush w.c.

Bedroom Three 9'6" x 8'11"
Window to front aspect, coved ceiling, ceiling light point, wood flooring and radiator.

Shower Room
Ceiling spot lights, tiled flooring, heated towel rail and a suite comprising shower cubicle with electric shower over, wash hand basin with mixer tap over set on wooden stand and low level flush w.c.

Second Floor Accommodation
Leading from the first floor landing stairs rise to:

Bedroom One 19'8" max x 13'4" into recess
Windows and French style doors to rear aspect opening to Juliette Balcony, ceiling light point, ceiling spot lights, radiator and a range of fitted storage to eaves. (With some restricted head height)

Outside

Rear Garden
Accessed via a shared side passage or the kitchen and benefits from paved pathway leading to outbuilding, planted beds, lawn area and slate chipped area.





Agent Notes:
1. Heritage Estate Agency feel it prudent to advise potentially interested parties that the rear garden of 97 Brook Lane backs on to Allotments and over looks Moseley Golf Course.

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the road in front of the property is subject to parking restrictions.

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.

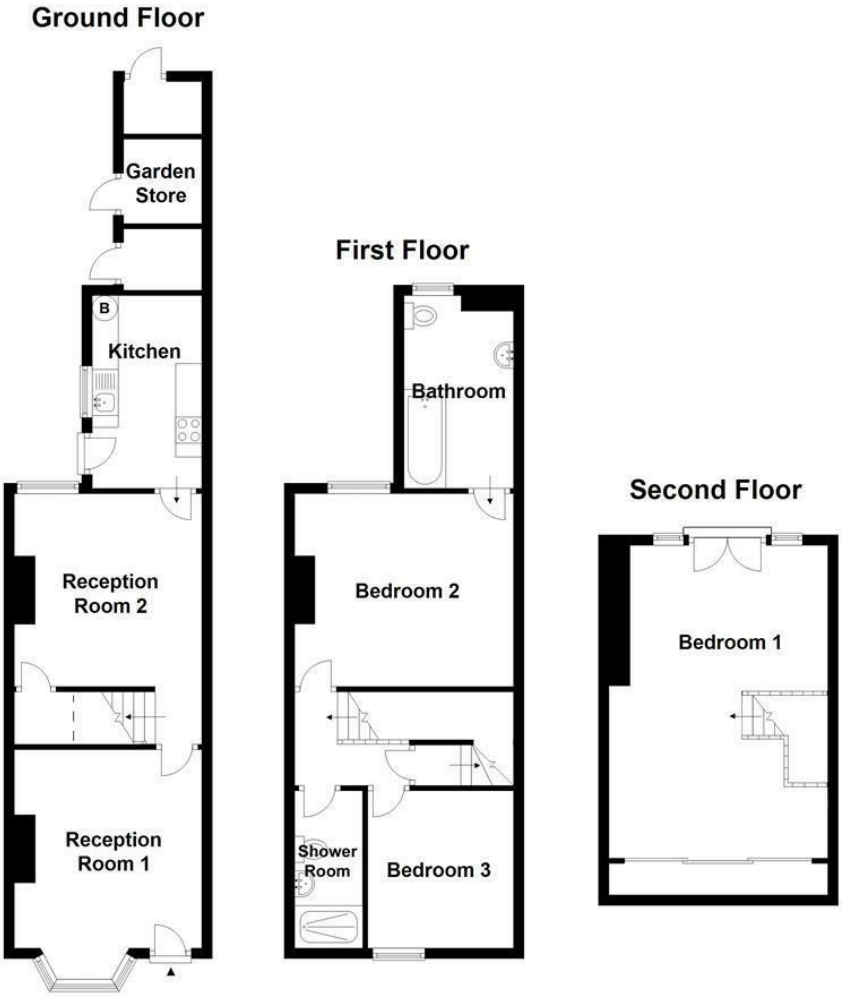
GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the 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 B





97 Brook Lane, Moseley, B13 0AB

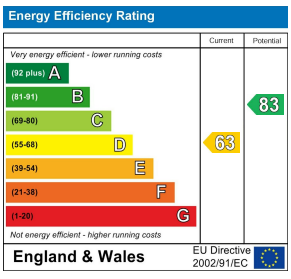


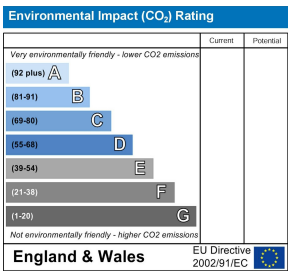
Not to scale. For illustrative purposes only

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.





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