



HERITAGE ESTATE AGENCY



75 Clarence Road, Moseley, Birmingham, B13 9UH

£635,000

A Three Bedroom Property





Clarence Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front, lawn area, planted beds, block paved driveway leading to store, EV charging point and pathway leading to:

Open Canopy Porch

Ceiling light point and main entrance door with stained glass window inset opening to:

Reception Hallway

Two stained glass windows to front aspect, Velux window, two ceiling light points, picture rail, original style tiled flooring, stairs rising to first floor accommodation, column style radiator and doors to:

Sitting Room 16'1" max x 11'3" max

Bay window with feature arch to front aspect, coved ceiling, ceiling light point, picture rail, wood effect flooring, radiator, feature recess to chimney breast with log burning stove set on hearth.

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, tiled walls and flooring, cupboard housing electric meter, wall mounted wash hand basin and low level flush w.c.

Dining/Living Area 15'10" max x 18'2" max

Bay window with door to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, storage cupboards and shelving to recesses, wood flooring, column style radiator, further vertical style column radiator, feature fire surround with coal effect gas fire set on hearth and opening to:

Kitchen Area 9'7" x 13'6"

Sky light, door to hallway, ceiling spot lights, wood flooring, vertical style column style radiator and a fitted kitchen

comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink unit with Qooker boiling water tap over, integrated eye level double oven and inset induction hob with extractor hood over, integrated fridge/freezer, dishwasher, island with breakfast bar and doors to:

Walk-In Pantry

Two windows to side aspect, ceiling light point, wood flooring and shelving.

Utility Room 19' x 6'3"

Obscured window to side aspect, Velux window, door to rear aspect opening to rear garden, three wall mounted light points, extractor fan, tiled flooring, radiator, a range of wall and base units with work surface over, tiled surrounds, inset sink with mixer tap over, space for washing machine and tumble dryer and door to:

Store 7'8" x 6'5"

Double doors to front aspect and ceiling strip light.

First Floor Accommodation

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

Landing

Velux window, stained glass windows to side aspects, three ceiling light points, loft access, picture rail, wooden floor boards, column style radiator and doors to:

Bedroom One 16'1" max x 11'3"

Bay window to front aspect, two ceiling light points, picture rail, wooden flooring, vertical column style radiator, feature fire place and door to:

En-Suite Shower Room

Obscured window to side aspect, ceiling spot lights, extractor





fan, tiled walls, heated towel rail and a bathroom suite comprising: shower cubicle with wall mounted chrome mixer shower over, counter top wash hand basin with mixer tap over set on vanity unit and low level flush w.c.

Bedroom Two 12'4" max x 12'7" max

Window to rear aspect, two ceiling light points, picture rail, wood floor boards, radiator and a feature fire place with tiled hearth.

Bedroom Three 11'11" x 8'9"

Window to rear aspect, ceiling light point, wooden floor boards and radiator.

Family Bathroom 7'4" x 6'7"

Two obscured windows to side aspect, ceiling spot lights, extractor fan, tiled walls and flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, counter top wash hand basin with mixer tap over set on vanity unit and low level flush w.c..

Outside

Rear Garden

Accessed via the utility room or open plan dining/living area and benefits from steps down patio area with steps down to lawn area and shed.

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.

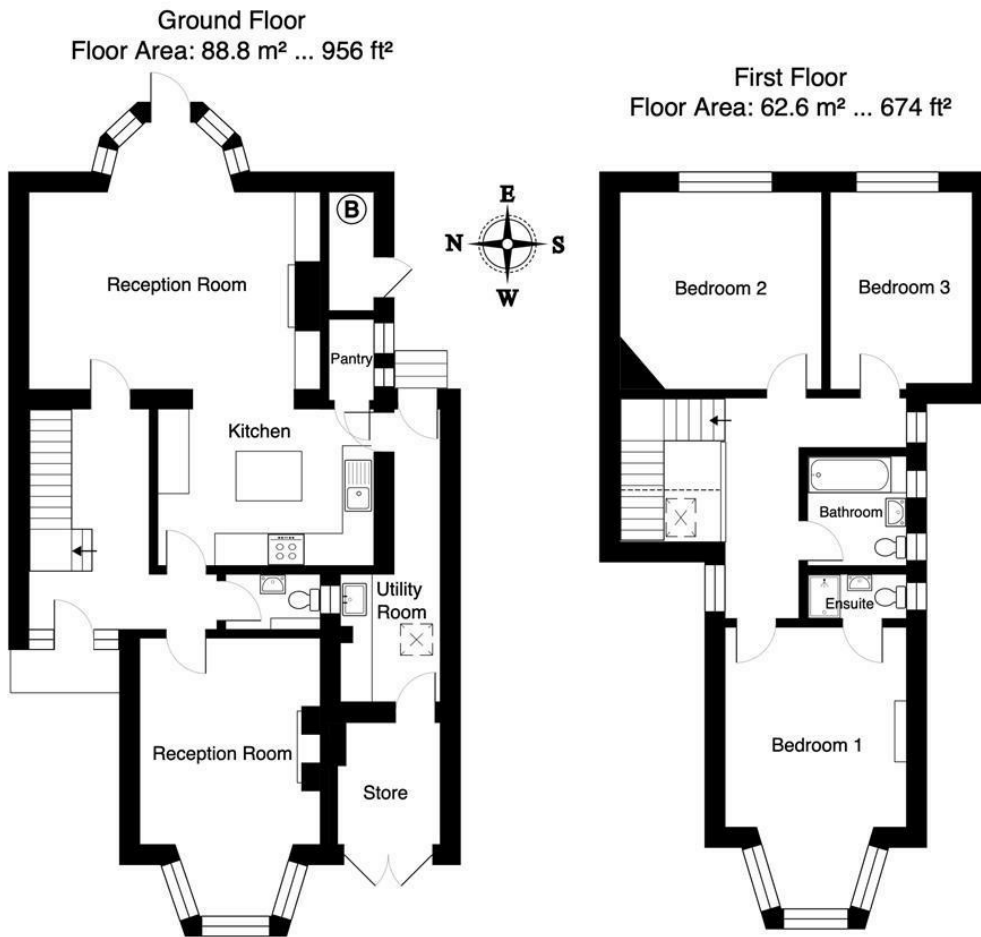
GENERAL INFORMATION

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 E





75 Clarence Road, Moseley, B13 9UH.

Total Area: approximately 151.5 m² ... 1630 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.

