



HERITAGE ESTATE AGENCY



8 Elizabeth Road, Moseley, Birmingham, B13 8QJ

£725,000

A Three Bedroom Detached Property with Two Loft Rooms





Elizabeth Road comprises in further detail:

The property is set back from the road and approached via block paved driveway with planted bed leading to gated side access and main entrance door opening to:

Entrance Porch

Windows to side and front aspects, ceiling light point, tiled flooring and door to:

Entrance Hallway

Ceiling light point, wood flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Obscured window to front aspect, ceiling light point, built-in storage cupboard, tiled flooring, wall mounted wash hand basin and low level flush w.c.

Reception Room 14'4" x 11' max

Windows to front and side aspect, ceiling light point, wood flooring, radiator, feature recess to chimney breast with wooden mantle and multi fuel burning stove set on hearth.

Lounge/Family Room 22'2" x 14'11"

Windows to rear and side aspects, two ceiling light points, wood flooring, two radiators and opening to:

Dining Kitchen 21'11" x 16'3"

Window to front aspect, two Velux windows, bi-folding doors to rear aspect opening to rear garden, three ceiling light points, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, space for Range style cooker with extractor hood over, integrated dish washer and fridge/freezer, space for fridge/freezer and breakfast bar.

Converted Garage currently used as Utility Room 7'8" x 8'4"

Door to side aspect opening to side passage, ceiling light point, extractor fan, wall mounted boiler, space for washing machine and tumble dryer beneath, tiled flooring and door to:

Converted Garage currently used as Study 10'7" x 7'9" max

Windows to front and side aspects, ceiling light point, tiled flooring and radiator.

First Floor Accommodation

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

Landing

Original style stained glass window to front aspect, ceiling light point, stairs rising to loft accommodation, radiator and doors to:

Bedroom One 12'5" max x 14'11"

Bay window to rear aspect, window to side aspect, ceiling light point, radiator and door to:

En-Suite Shower Room 7'7" x 3'5"

Obscured window to rear aspect, ceiling light point, extractor fan, tiled flooring, heated towel rail and a suite comprising: fully tiled shower area with over head mixer shower, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Bedroom Two 14'3" max x 11' max

Windows to front and side aspects, ceiling light point, two built-in storage cupboards and two radiators.

Bedroom Three 14'1" max x 8'5" max

Window to front aspect, ceiling light point, two built-in cupboards and radiator

Family Bathroom 10'11" x 8'6" excl recess

Obscured windows to rear and side aspects, ceiling light point, extractor fan, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: corner panelled bath with mixer tap over, corner shower cubicle with overhead mixer shower, wash hand basin with mixer tap over encased in vanity unit and inset low level flush w.c.

Loft Accommodation

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

Landing

Ceiling light point, built-in cupboard and doors to:

Loft Room One 11'4" x 11'1"

Window to rear aspect, ceiling light point and radiator. (With some restricted head height)

Loft Room Two 11'4" x 7'9"

Window to rear aspect, ceiling light point and radiator. (With some restricted head height)





Shower Room 4'6" x 5'4"

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: walk-in shower area with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and inset low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access or the dining kitchen and benefits from paved patio area with steps down to lawn area, planted beds, three sheds, mature trees, gravel area with double doors opening to:

Office 11'4" x 19'6"

Windows to front and side aspects, four ceiling light points, wood flooring, electric points and two electric heaters.

Agent Notes:

1. We are advised by the vendors of Elizabeth Road that the property is located in an area which is subject to a Tree Preservation Order.
2. Heritage Estate Agency advise potentially interested parties that the rear garden backs on to Holders Lane and Pebble Mill Fields.
3. The property has undergone structural rectification work and a Certificate of Structural Adequacy has been obtained. Please contact the office for more information.
4. We are advised by the vendors that the loft space was converted in 1973 and we have been unable to verify that the works to the loft have building regulations.
5. We have not been able to verify whether works/extensions to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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

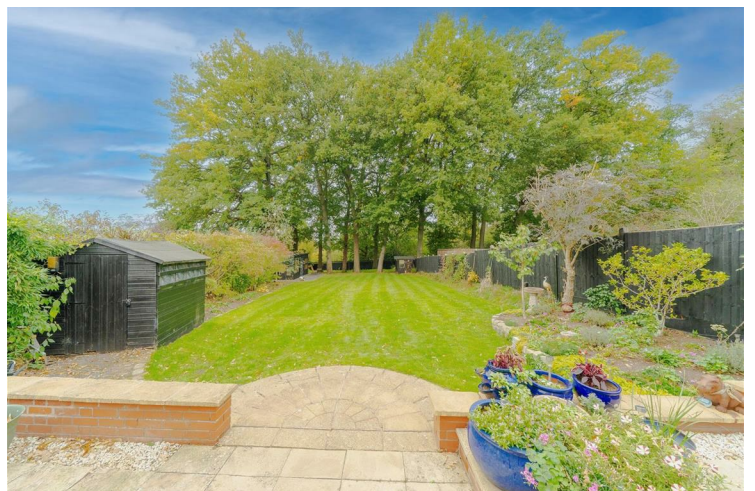
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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 F

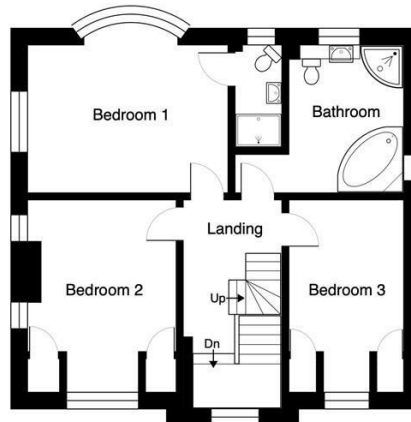




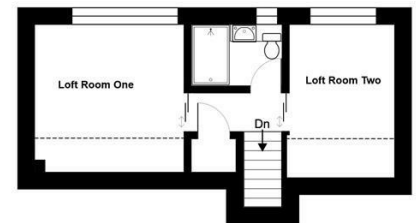
Ground Floor
Floor Area: 114.1 m² ... 1229 ft²



First Floor
Floor Area: 69.3 m² ... 746 ft²



Second Floor
Floor Area: 28.6 m² ... 308 ft²



8 Elizabeth Road, Moseley, Birmingham, B13 8QJ.

Total Area: approx 212.1 m² ... 2283 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.

