



HERITAGE ESTATE AGENCY



62 Cambridge Road, Moseley, Birmingham, B13 9UD

Offers In Excess Of £850,000

A Five Bedroom Detached Property



**Cambridge Road comprises in further detail:**

the property is set back from the road and approached via paved driveway with planted beds, access to shared side passageway and pathway to steps rising to:

Open Canopy Porch

Wall mounted light point and main entrance door with half moon window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, picture rail, dado rail, Minton tiled flooring, store cupboard housing electric meter, door with original style stained glass windows inset and surrounding opening to:

Entrance Hallway

Decorative coved ceiling, ceiling light point with ceiling rose, further ceiling light point, wall mounted light point, feature decorative archway, picture rail, dado rail, Minton tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14'6" max x 15'1" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature fire surround with cast iron effect fire inset, tiled surrounds and hearth.

Reception Room Two 13'3" x 13'11" max

Sash style window to rear aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature fire surround with cast iron effect fire inset, tiled surrounds and hearth.

Cellar

Three wall mounted light points, hot water tank and solar panel controls.

Ground Floor W.C.

Ceiling light point, extractor fan, part tiled walls, tiled flooring, heated towel rail, wall mounted wash hand basin and low level flush w.c.

Dining Kitchen 32' max > 13'2" x 11'7" < 18'7" max

Bi-folding doors to rear aspect, door to front aspect opening to court yard, two Velux windows, part obscured sash style window to side aspect, two ceiling light points, ceiling spot lights, part exposed brick walls, tiled flooring, two radiators and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset two bowl Belfast style sink with mixer tap over, space for Range cooker and fridge, integrated freezer, dishwasher and washing machine, island with breakfast bar and further island with inset sink and mixer tap over.

First Floor Accommodation

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

Landing

Feature circular sky light, part coved ceiling, ceiling light point, ceiling spot lights, wall mounted light point, door to stairs rising to second floor accommodation, radiator and doors to:

Bedroom One 12'3" x 20'6" max

Three sash windows to front aspect, coved ceiling, two ceiling light points, picture rail, wooden floor boards, radiator, feature fire surround with tiled inset and hearth.

Bedroom Two 13'2" x 13'10" max

Sash window to rear aspect, coved ceiling, ceiling light point, radiator and feature fire surround with tiled surrounds.

Bedroom Three 14'1" x 11'6"

Sash window to rear aspect, part obscured window to side aspect, ceiling light point and radiator.

Family Bathroom 7'9" x 5'5"

Obscured sash window to side aspect, ceiling spot lights, part tiled walls, wood effect flooring, column style radiator with towel rail and a bathroom suite comprising: roll top bath and pedestal wash hand basin.

Separate W.C.

Part obscured window to side aspect, ceiling light point, part tiled walls, wooden floor boards, radiator and low level flush w.c.

Second Floor Accommodation

Door from first floor landing opens to stairs rising to second floor accommodation floor accommodation leading to:

Split Level Landing

Doors to:

En-Suite Shower Room

Two Velux windows, ceiling spot lights one with extractor fan, tiled walls, tiled flooring, column style radiator and a suite comprising: shower cubicle with rain style shower over, pedestal wash hand basin and low level flush w.c.

Bedroom Four 13'3" x 16'6" max

Sash window to rear aspect, sky light, ceiling light point, radiator, door to





built-in storage cupboard and further door to: (With some restricted head height)

Bedroom Five 12'3" x 16'5" max

Two sash style windows to front aspect, ceiling light point, radiator and built-in wardrobes. (With some restricted head height)

Outside

Courtyard

Accessed via a gated shared side access, the hallway or dining kitchen and benefits from block paved area, planted beds, heat pump system and pathway to:

Rear Garden

Accessed via the courtyard or bi-folding doors from dining kitchen and benefits from block paved patio with planted beds to sides, steps down to gravel area with various vegetable beds, lawn area with planted beds to sides and wildlife area to rear.

Agent Note:

The vendor has informed us the property has solar panels.

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 has been disconnected at meter), 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

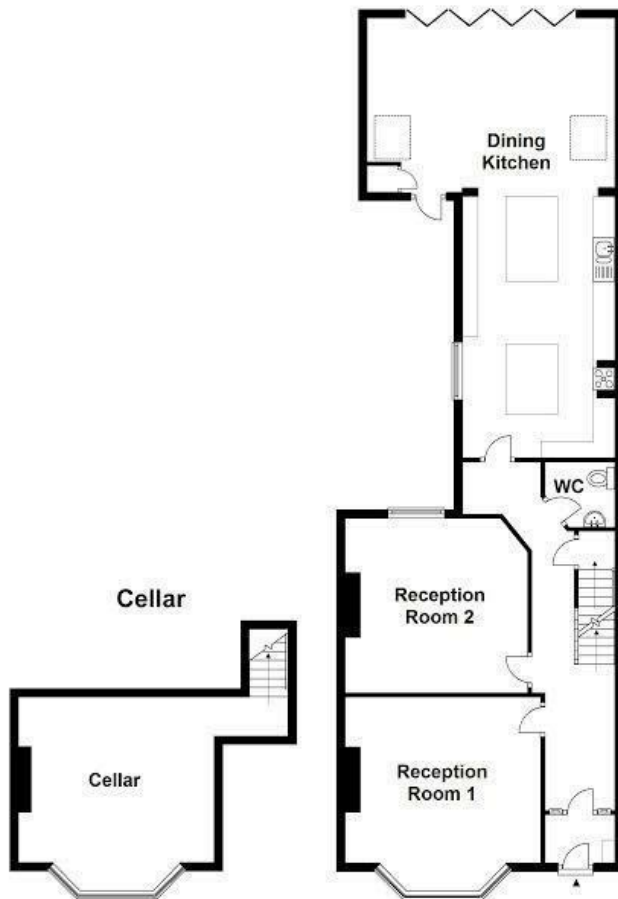
The vendor has informed us that the property is located within Birmingham City Council - Band E





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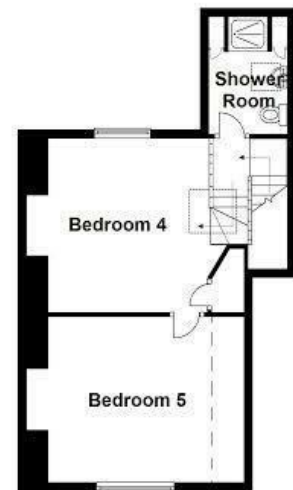
Ground Floor



First Floor



Second Floor



Not to scale. For illustrative purposes only

VIEWING By appointment through 'Heritage'

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

