



HERITAGE ESTATE AGENCY



1 Hill Crest Road, Moseley, Birmingham, B13 8EX

£380,000

A Four Bedroom Mid Terrace Property





Hill Crest 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, pathway with steps rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, part panelled walls, built-in cupboard housing gas meter, tiled flooring and opening with window over to:

Entrance Hallway

Two ceiling light points, part panelled walls, stairs rising to first floor accommodation with under stair storage area, wood effect flooring, radiator and doors to:

Through Lounge/Dining Room 29'6" max x 9'8" max

Bay window to front aspect, window to rear aspect, part coved ceiling, two ceiling light points, built-in cupboard housing electric meter, wood effect flooring, two radiators, feature fire place with tiled surrounds and hearth.

Ground Floor W.C.

Ceiling light point, part tiled walls, tiled flooring, concealed boiler, corner wash hand basin with mixer tap over and low level flush w.c.

Breakfast Kitchen 21'4" max x 8'3" max

Two windows to side aspect, windows with door to rear aspect opening to rear garden, Velux window, three ceiling light points, part tiled walls, slate tiled flooring, radiator 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 Range style cooker with extractor hood over, integrated fridge/freezer, space for washing machine and dish washer.

First Floor Accommodation

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

Landing

Two ceiling light points, built-in storage cupboard, door to stairs rising to second floor accommodation, radiator and doors to:

Bedroom One 12' excl bay x 13'1" max

Bay window to front aspect, further window to front aspect, ceiling light point and radiator.

Bedroom Two 12'2" max x 10' max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 7'10" max x 8'6" max excl door recess

Window to rear aspect, ceiling light point and radiator.

Bathroom 12'9" max x 5'6" max

Obscured window to side aspect, ceiling spot lights, two wall mounted light points, extractor fan, electric shaver point, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap over, shower cubicle with wall mounted mixer shower over, vanity unit with counter top wash hand basin having mixer tap over and low level flush w.c.

Second Floor Accommodation

Door from the first floor landing leads to stairs rising to:

Bedroom Four 16'1" max x 12'10" max

Two Velux window, two ceiling light points, radiator and access to eaves storage.

Outside





Rear Garden

Accessed via the breakfast kitchen and benefits from decked seating area, lawn area, planted beds and gravel pathway leading to gated rear access.

Agent Notes:

1. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

2. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Alcester Road.

3. We are advised by the vendors of Hill Crest Road that the rear garden backs on to Barkat House Care Home.

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

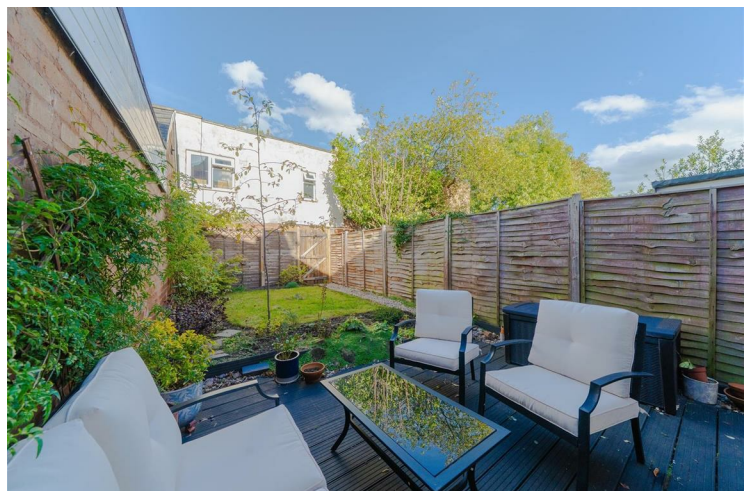
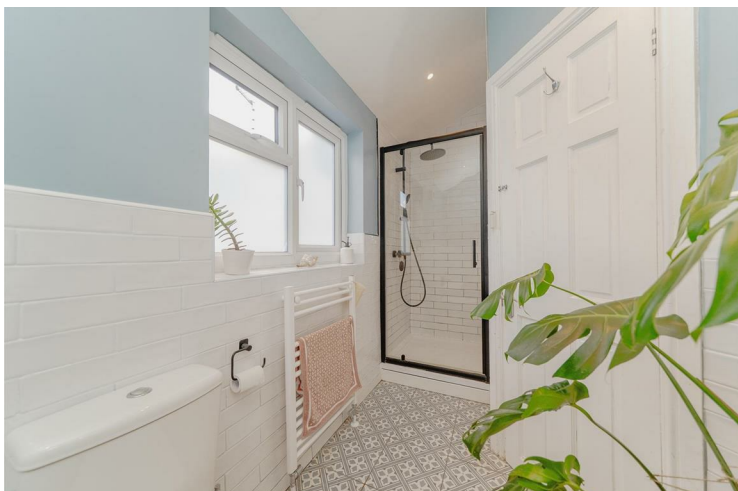
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

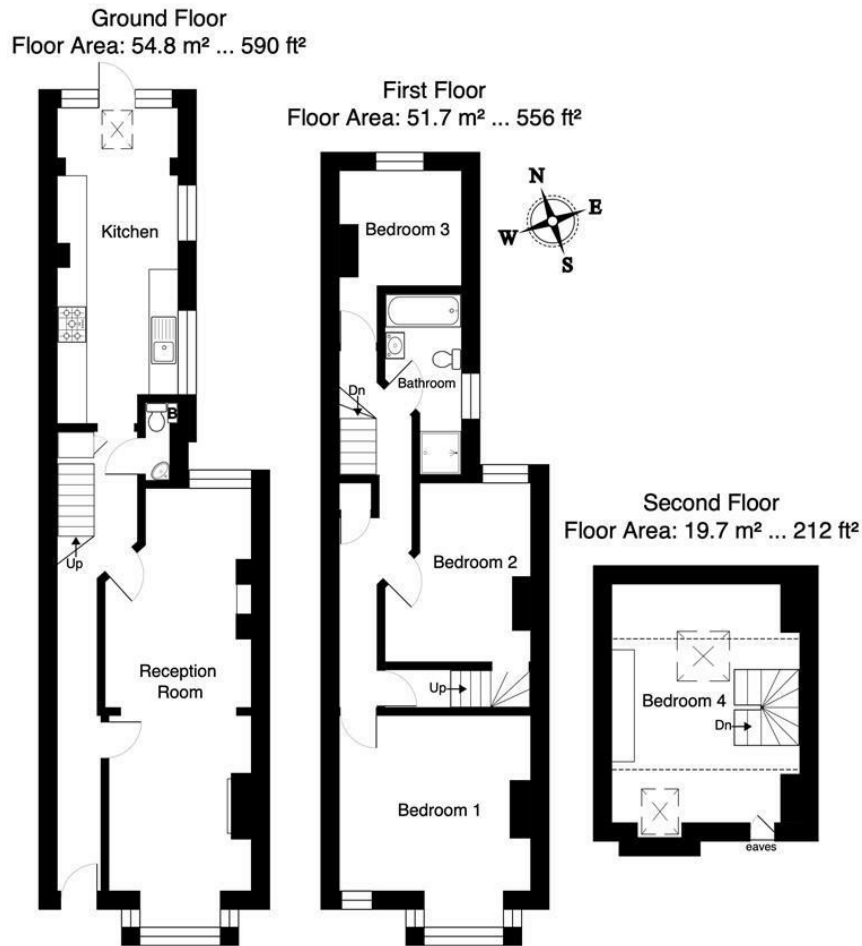
GENERAL INFORMATION

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 D





1 Hill Crest Road, Moseley, Birmingham, B13 8EX.

Total Area: approx 126.2 m² ... 1358 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.

