



HERITAGE ESTATE AGENCY



27 The Hurst, Moseley, Birmingham, B13 0DA

£400,000

A Three Bedroom Link Detached Property with Loft Room



**The Hurst comprises in further detail:**

The property is set back from the road and approached via block paved driveway leading to gated side access, garage and steps up to:

Open Canopy Porch

Tiled flooring and double doors opening to:

Entrance Hallway

Obscured windows to front aspect, coved ceiling, ceiling light point, built-in storage cupboard, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 15' x 10'9" max

Window to front aspect, coved ceiling, ceiling light point and radiator.

Reception Room Two 16'6" max x 10'8" max

Windows to rear aspect, coved ceiling, ceiling light point, radiator and feature fire surround with electric fire set on hearth.

Breakfast Kitchen 8'10" x 9'5"

Window to rear aspect, ceiling light point, built-in pantry, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker, breakfast bar and door with steps down to:

Utility/Lean To 16' max x 7'7" max

Doors to front and rear aspects, ceiling light point, wall mounted boiler, space for fridge/freezer and washing machine, door to ground floor w.c. and doors to:

Ground Floor W.C.

Internal window to side aspect, ceiling light point, wall mounted wash hand basin and low level flush w.c.

Garage 15'10" x 8'2"

Up and over door to front aspect, ceiling light point, wall mounted gas and electric meters.

First Floor Accommodation

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

Landing

Ceiling light point, stairs rising to loft room and doors to:

Bedroom One 15' max x 10'8" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 12'5" x 10'8"

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 11'8" x 9'5"

Window to front aspect, ceiling light point, radiator and built-in storage cupboard.

Bathroom 6' max x 9'5" max

Obscured window to rear aspect, ceiling light point, built-in storage cupboard housing hot water tank, heated towel rail and a bathroom suite comprising: panelled bath, shower cubicle with electric shower over and pedestal wash hand basin.

Separate W.C.

Obscured window to side aspect, ceiling light point and low level flush w.c.

Loft Landing

Window to side aspect, ceiling light point, storage space and door to:

Loft Room 15'2" x 14'1" max

Windows to side and rear aspects, ceiling light point, radiator and access to eaves storage space.

Outside



Rear Garden

Accessed via the utility/lean to and benefits from paved patio, lawn area with planted beds to sides, pathway leading to raised paved area with green house and planted beds.

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 Executors that the loft was converted in the 1970's and that Completion Certificates were not issued at this time, therefore we cannot verify if one is available.

3. We would advise interested parties that the sellers of the property have Power of Attorney.

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.

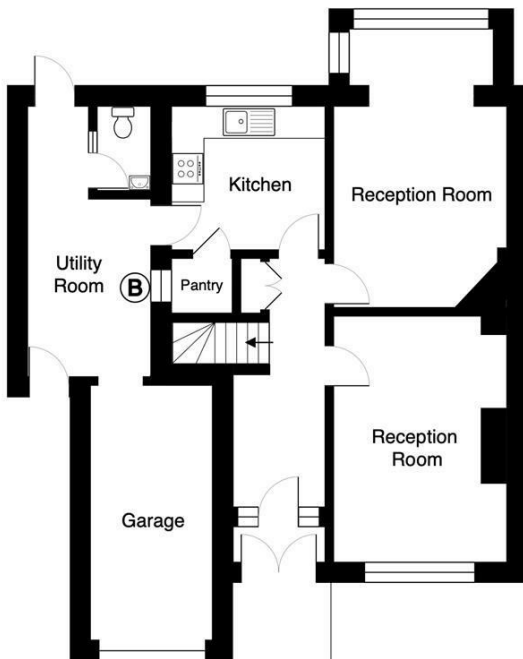
COUNCIL TAX BAND

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





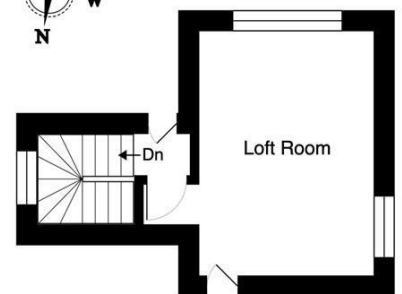
Ground Floor
Floor Area: 81.4 m² ... 876 ft²



First Floor
Floor Area: 54.6 m² ... 587 ft²



Attic



27 The Hurst, Birmingham, B13 0DA.

Total Area: approximately 135.9 m² ... 1463 ft² (excluding Attic level)

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.

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	

