



HERITAGE ESTATE AGENCY



Apt 1, The Cedars 21 Oxford Road, Moseley, Birmingham, B13 9EH
£260,000

A Two Bedroom Lower Ground Floor Apartment





The Cedars comprises in further detail:

The property is set back from the road and approached via communal driveway leading to gated access to parking area and communal rear gardens. Access to the property is via a spiral staircase at the front of property descending to:

Front Court Yard

Benefitting from being block paved with wall mounted light point, electric point and private entrance door opening to:

Entrance Hallway

Coved ceiling, ceiling spot lights, security intercom system, feature recess with built-in cupboard, wood effect flooring, radiator and doors to:

Lounge/Dining Area 15'5" into bay x 15'1" max

Bay window to front aspect, coved ceiling, wall mounted light point, wood effect flooring, radiator and opening to:

Kitchen Area 13'1" x 9' max

Part coved ceiling, ceiling spot lights, wall mounted light point, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with under cupboard lighting, work surfaces over, tiled surrounds, inset double sink with mixer tap over, integrated eye level oven, microwave and five ring gas hob with extractor hood over, integrated fridge/freezer, washing machine and dish washer, feature display cabinet with illumination and radiator.

Bedroom One 11'11" max x 11' max

Double doors to rear aspect opening to lean to, coved ceiling, three wall mounted light points, door to built-in wardrobe, radiator and further door to:

En-Suite Shower Room

Coved ceiling, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with telephone style mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Bedroom Two 11'8" x 7'9"

Window to front aspect, coved ceiling, two wall mounted light points, cupboard housing boiler and radiator.

Shower Room

Part coved ceiling, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: shower cubicle with shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Lean To 6'5" x 6'8"

Double doors with windows to side to rear aspect, ceiling light point, tiled flooring and radiator.

Rear Court Yard

Benefitting from being paved with walled boundaries.

Outside

Security gated access to parking area. The property has the benefit of an allocated parking space numbered 5. Communal gardens with lawn area, hedgerows and mature trees.

Lease Details

We understand the property is Leasehold but the vendor owns a share of the freehold interest in the building which would also be transferred on completion.

Approx term remaining:- 974 years (999 years from 29.09.01)

Ground Rent - £50.00 per annum (for the period 29.09.2025 to 28.09.2026)

Service Charge - £2,649.00 per annum (for the period 01.01.2026 to 31.12.2026)

The vendor(s) have provided the information relating to the lease 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 vendor(s) and would advise any potential buyer obtain verification from their solicitor.



**Agent Notes:**

We are advised by the vendor that the lease restricts the following:

- not to assign underlet or part with possession of the premises as a whole without the prior written consent of the Landlord and the Company, such consent not to be unreasonably withheld
- not to keep, park or store any unlicensed or unroadworthy vehicle or any caravan or moveable dwelling on the open areas
- not to make any structural or external alterations or any additions to the premises without the prior written consent of the Landlord and Company

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.

2. We understand the property is in an area which is subject of a Tree Preservation Order.

3. The Vendor informs us the lean to flooded in July 2023 after heavy rainfall. Remedial works have been completed with no further issues. Please speak to the office for further information.

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 - SHARE OF FREEHOLD

The agent understands the property is Leasehold but the vendor owns a share of the freehold interest in the building which would also be transferred on completion. 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

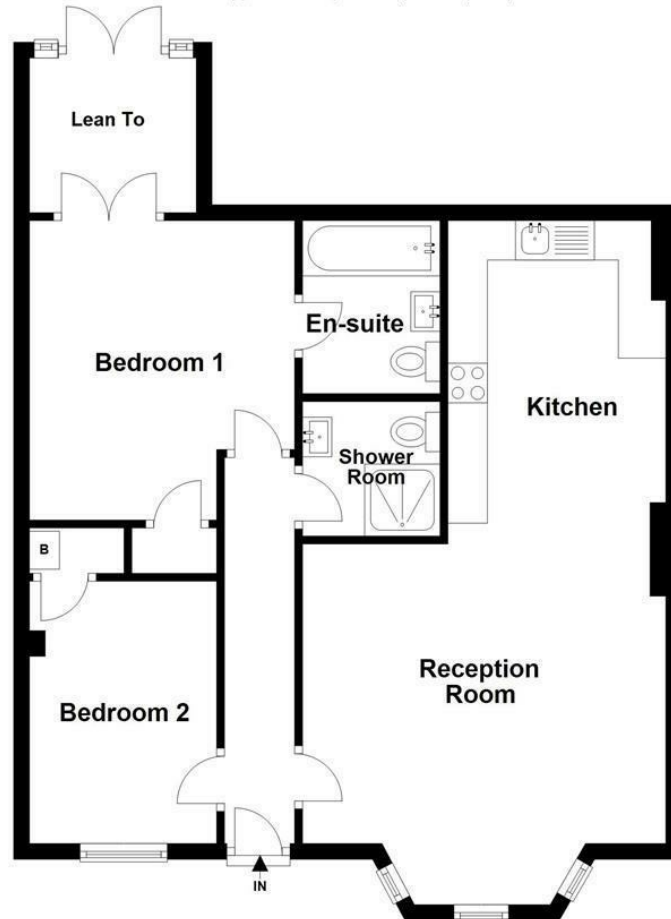
The vendor has informed us that the property is located within Birmingham City Council - Band C





Apartment

Approx. 69.5 sq. metres (748.4 sq. feet)



Total area: approx. 69.5 sq. metres (748.4 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

Apt 1 The Cedars, 21 Oxford Road, Moseley

VIEWING By appointment through 'Heritage'

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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.

