HERITAGE ESTATE AGENCY



6 Penshaw Grove, Moseley, Birmingham, B13 9NL

£250,000

A Three Bedroom Semi-Detached Property





Penshaw Grove comprises in further detail:
The property is set back from the road and approached via gravel driveway, electric points, pathway leading to gated side access and step up to main entrance door opening to:

Entrance Lobby
Coved ceiling, ceiling spot light, wood effect flooring, stairs rising to first floor accommodation, radiator and door to:

Lounge 15'5" max x 14'2" max
Windows to front and side aspects, ceiling spot lights, ceiling light point, built-in cupboards to recesses, archway to under stair storage area, wood effect flooring, radiator and door to:

Kitchen 8'6" x 11'6"
Window to rear aspect, ceiling light point, wood effect flooring 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, integrated oven with four ring induction hob and extractor hood over, space for washing machine, fridge and freezer, wall mounted boiler and doors to:

Ground Floor Bathroom 8'7" max x 5'5" max
Window to rear aspect, two ceiling light points, extractor fan, part tiled walls, tiled flooring and a bathroom suite comprising: panelled bath with mixer tap and electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Lean To/Conservatory 9'5" x 10'5"
Window to side aspect, Patio doors to side aspect opening to garden, ceiling light point, wood effect flooring and bi-folding doors to:

Covered Seating Area 9'8" x 9'10"
Stone flooring.

First Floor Accommodation
Leading from the entrance lobby stairs rise to first floor accommodation leading onto:

Landing
Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 10'2" max x 14'6" max into wardrobes
Two windows to front aspect, ceiling light point, wood effect flooring, radiator, fitted wardrobes and door to:

En-Suite W.C.
Window to front aspect, ceiling light point, extractor fan, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Bedroom Two 10'8" max x 9'4" max
Window to rear aspect, ceiling light point and radiator.

Bedroom Three 7'10" x 8'
Window to rear aspect, ceiling light point and radiator.

Outside

Rear Garden
Accessed via a gated side access or the lean





to/conservatory and benefits from paved area with steps rising to garden area, raised planted beds, artificial lawn, patio area and further steps rising to raised seating area with doors to:

Workshop 11'2" max x 13' max
Two doors to front aspect, windows to front and side aspects, ceiling light point and electric points.

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

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.

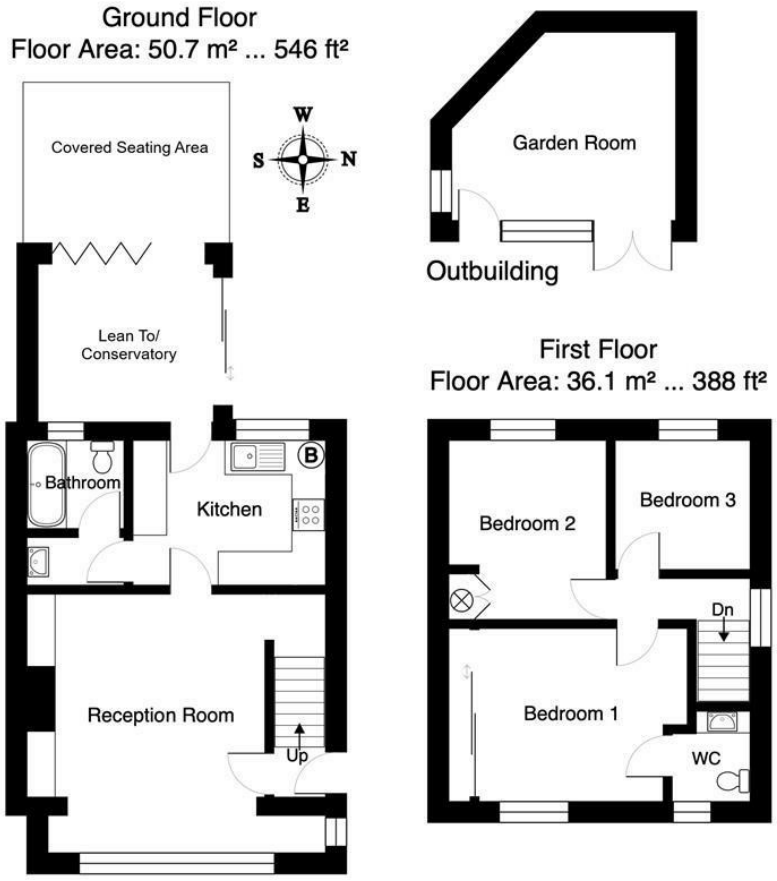
TENURE
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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 B







6 Penshaw Grove, Birmingham, B13 9NL.

Total Area: approx 86.8 m² ... 935 ft²

[Excluding Garden Room and Lean-to]

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

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.

