

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



55 CAMBRIDGE ROAD
MOSELEY
BIRMINGHAM
B13 9UE

GUIDE PRICE £675,000

An extended and beautifully presented 5 bedroom Victorian semi detached house situated on a highly regarded road within the 'Moseley Triangle'. The property briefly comprises: a vestibule, hall with 'Minton' tiled floor, living room, lounge with double doors opening to the garden, dining room, an excellent breakfast kitchen, a downstairs shower room and a cellar. On the first floor there are 3 well proportioned bedrooms (bedroom 1 is 19 feet wide) and a well appointed bathroom; on the second floor there are 2 bedrooms, a shower room and access to under eaves storage. The house has many original style features, combi gas fired central heating and smoke and intruder alarms. Outside at the front there is a good amount of driveway parking and there is side access to the back garden. The large and very attractive back garden is approximately 120 feet in length. Viewing is essential in order to appreciate fully the style and quality of this charming property.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

0121 443 4343 • property@glovers.uk.com • www.glovers.uk.com

FRONT

A dropped curb gives access to a gravelled off road parking area, double wooden doors at the side of the property give access to the back garden, there is a brick wall to front and one side boundary and a wrought iron fence and hedging to the other side boundary, flower beds planted with a variety of shrubs and plants, a canopy porch and original style front entrance door with top light above gives access to the vestibule.

VESTIBULE

Ceiling light point, ceiling cornice, electricity meter, electricity fuse boxes, a wooden and glazed door with wooden and glazed side panels and top light above lead into the hall and an original style Minton floor.

HALL

Two ceiling light points, ceiling rose, ceiling cornice, arch with maids of honour, dado rail, a double panel radiator, stairs to the first floor landing, original style built in double door cupboard with drawers below, doors to living room, lounge, downstairs shower room, under stairs lobby which gives access to the cellar, door to the dining room and an original style Minton floor runs as far as the cellar door then there is a step down to the downstairs shower room and dining room where the floor is then tiled.

LIVING ROOM 15' 3" into bay x 14' 5" into chimney breast recess (4.64m x 4.40m)

A wooden and double glazed sash style bay window to the front elevation; ceiling light point, ceiling rose, ceiling cornice, picture rail, original style cast iron fire place with decorative tiling, a marble effect surround and a tiled hearth, a single panel radiator, TV aerial connection point and a carpeted floor.

LOUNGE 12' 6" x 13' 5" into chimney breast recess (3.81m x 4.10m)

Ceiling light point, ceiling rose, ceiling cornice, picture rail, PVC double glazed doors with top openers above to the rear elevation giving access to the back garden, an original style cast iron fire place with decorative tiling, fire surround and a decorative tiled hearth, a single panel radiator and a carpeted floor.

DINING ROOM 12' 8" into door reveal x 8' 9" (3.86m x 2.66m)

PVC double glazed window to the side elevation; ceiling light point, an original style built in double door cupboard, a single panel radiator and an open doorway to the breakfast kitchen.



BREAKFAST KITCHEN 20' 1" x 8' 0" (6.11m x 2.45m)

Two PVC double glazed windows and a PVC double glazed door to the side elevation and a PVC double glazed window to the rear elevation; two ceiling light points, wall mounted cupboards, floor mounted cupboards and drawers, an inset stainless steel one and a half bowl sink unit with mixer tap and drainer grooves within the work surface, work surfaces to two sides with matching up stands, the appliances comprise an integrated 'Bosch' microwave, integrated 'Zanussi' dishwasher, integrated 'Hoover' automatic washing machine, integrated fridge freezer, an integrated 'CDA' tumble dryer, a glass fronted wine cooler, a stainless steel and glass cooker hood with light and grease filter, a 'SMEG' 6 ring gas range style cooker with double oven and grill and tiled floor.



DOWNSTAIRS SHOWER ROOM 6' 4" x 4' 11" (1.92m x 1.50m)

PVC double glazed window to the side elevation; ceiling light point, wall mounted extractor fan, a pedestal wash hand basin with a monobloc tap, a corner shower cubicle with a thermostatically control double headed shower, a low level W/C, tiled splash backs, a tiled floor and a ladder style towel rail.



CELLAR 13' 0" x 5' 0" (3.97m x 1.53m)

Two ceiling light points, electricity consumer unit located at the top of the cellar steps within the lobby area, gas meter and shelving for storage.

STAIRS AND FIRST FLOOR LANDING

Carpeted stairs with wooden handrail with decorative newel posts and spindles, a split level landing with two ceiling light points, picture rail, dado rail, decorative arch, doors to three bedrooms and a bathroom and stairs to the second floor landing.



BEDROOM ONE 12' 11" x 19' 11" (3.93m x 6.07m)

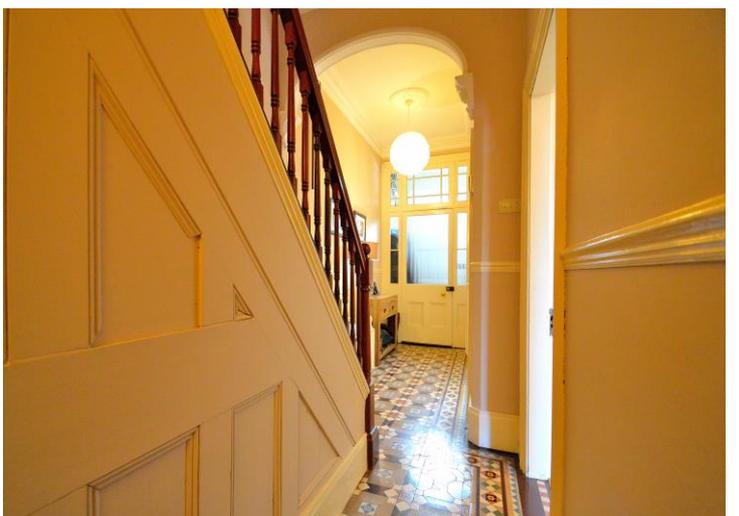
Two wooden double glazed sash style windows to the front elevation; two ceiling light points, picture rail, a single panel radiator and a carpeted floor.

BEDROOM TWO 12' 6" x 13' 5" (3.81m x 4.10m)

Original style wooden and glazed sash window to the rear elevation; ceiling light point, picture rail, an original style cast iron fireplace, a single panel radiator and carpeted floor.

BEDROOM FIVE 9' 10" max x 8' 9" (3.00m x 2.67m)

A PVC double glazed window to the rear elevation; ceiling light point, a single panel radiator and a carpeted floor.



BATHROOM 9' 4" x 5' 7" (2.84m x 1.71m)

Two PVC double glazed windows to the side elevation; ceiling light point, bath with panelled side a concealed wall mounted thermostatically controlled shower valve and over flow bath filler, a wall mounted shower head, a combination fitted wash hand basin with a monobloc tap and vanity unit below, a back to wall toilet with concealed cistern and matching built in storage cupboard, tiled splash backs, a tiled floor and a single panel radiator.

STAIRS AND SECOND FLOOR LANDING

Carpeted stairs with handrail, decorative newel posts and spindles, a 'Velux' window, doors to bedrooms three and four, a shower room and an under eaves storage cupboard.

BEDROOM THREE 15' 1" max x 11' 1" into chimney breast recess (4.61m x 3.39m)

PVC double glazed window to the side elevation and a 'Velux' window to the front elevation; ceiling light point, an original style cast iron fireplace and a decorative vertical column radiator and a carpeted floor.

BEDROOM FOUR 15' 2" max x 8' 4" (4.63m x 2.54m)

Two 'Velux' window to the front elevation; ceiling light point and a carpeted floor.

SHOWER ROOM 4' 1" x 6' 9" (1.25m x 2.05m)

A 'Velux' window to the rear elevation; ceiling light point, a shower cubicle with a thermostatically controlled bar shower with twin shower heads, a combination fitted wash hand basin with a monobloc tap and vanity unit below and a back to wall toilet with concealed cistern, a ladder style towel rail, floor to ceiling tiled splash backs and a tiled floor.

BACK GARDEN

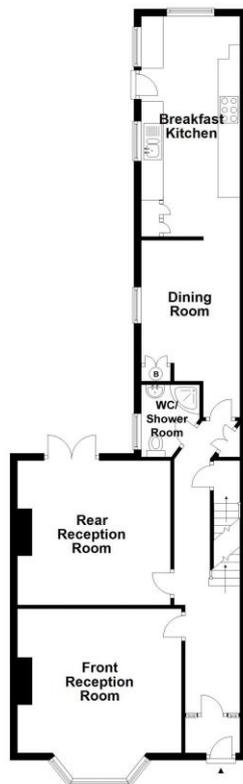
Fencing to boundaries, borders and flower beds planted with a variety of herbaceous shrubs, trees and plants, good size lawn, paved patio area, blue brick path gives access to the front, an additional patio/ seating area at the rear end of the garden, two wall mounted security lights, electricity power points and an outside tap.





55 Cambridge Road, Moseley, B13 9UE

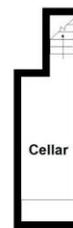
Ground Floor
Approx. 84.0 sq. metres (904.7 sq. feet)



First Floor
Approx. 65.6 sq. metres (706.0 sq. feet)



Cellar
Approx. 7.2 sq. metres (77.9 sq. feet)



Second Floor
Approx. 47.2 sq. metres (507.5 sq. feet)



Total area: approx. 204.0 sq. metres (2196.0 sq. feet)
Not to scale. For illustrative purposes only

VIEWINGS:- If you would like to view this property please contact us by email only. It would be more effective for a direct instead of emailing us from a property portal so that you can add attachments and put the address of the property in the 'subject' header, which helps us to identify easily which property you want to view. The information required in order to book in a viewing is as follows:- (1) the full name(s) of the prospective purchaser(s) and the postal address of each purchaser. (2) the mobile number / landline number, and the email address of each purchaser. (3) the status of the purchaser(s), for example:- first time buyer(s), on the market, sold STC, nothing to sell, buying to let. (4) proof of finance to be able to make a purchase, for example:- a copy of a redacted bank statement(s) showing funds on deposit if the purchaser is a cash buyer; if mortgage finance is needed please attach a copy of an agreement or decision in principle from a lender preferably no earlier than the middle of May 2020. (5) confirmation that at a viewing the purchaser(s) will supply and wear a face covering if requested, and will be able to observe the published guidelines for social distancing.

We ask for these things in order to reduce our exposure to viewers by ensuring that we are dealing with buyers who are purposeful and in a position to proceed, so that we can undertake a safe and satisfactory viewing for the benefit of our vendor clients and buyers alike. We realise that we are asking for information that you might not have been asked for before, but we trust that you appreciate the reasons for this. Your patience, co-operation, and understanding is appreciated.

PLEASE NOTE:- (1) These sale' particulars are for guidance only, and Glovers Estate Agents cannot guarantee their complete accuracy, nor do the particulars constitute a contract or part of a contract. (2) A purchaser must obtain verification on any point of importance or concern. (3) Any measurements given are approximate, and purchasers should verify the measurements for themselves especially before ordering furniture or floor coverings. (4) Glovers Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose; purchasers are advised to obtain verification from their solicitor or surveyor. (5) References to the tenure of a property are based on information provided by the seller; we will not have seen the title documents; purchasers must therefore obtain verification on tenure from their solicitor. (6) Items shown in photographs are not included in the sale unless specifically mentioned within the sale's particulars; certain items may be available by separate negotiation. (7) Purchasers must check the availability of the property before travelling to see it, and before making an appointment to view.

TENURE:- The seller advises us that the property is Freehold. We have not seen title deeds and cannot verify the title to the property nor covenants, charges, or rights of way affecting title. Tenure details are subject to confirmation through the vendor's solicitor, and purchasers must verify tenure details through their solicitor / conveyancer.

COUNCIL TAX BAND:- E

FIXTURES AND FITTINGS:- All items of fixtures and fittings except those mentioned in the detailed sales particulars are excluded from the sale.

PLANNING PERMISSIONS AND BUILDING REGULATION CONSENTS:- Any reference in these particulars to extensions or conversions of parts of the property, does not imply that planning permissions and / or building regulation consents have been obtained for the extensions or conversions. Unless specifically mentioned in these particulars, we will not have verified that any necessary consents have been obtained. Verification of these matters must be made by purchasers through their solicitor / conveyancer.

CONSUMER PROTECTION FROM UNFAIR TRADING LEGISLATION 2008:- We abide by current consumer protection legislation when dealing with our clients and customers. We do not engage in any unfair practices such as: giving false or misleading information to consumers; hiding or failing to provide material information; exerting undue pressure on consumers; we act with the standard of care and skill that is in accordance with honest market practice and in good faith.

REFERRAL FEES:- when a vendor or a purchaser asks Glovers to obtain a quote for conveyancing services, we might approach a solicitor with whom we have an agreement for paying us a referral fee should the buyer or seller instruct them. We do not have a referral agreement with all solicitors; where one exists the referral fee will be no more than £100.00 plus VAT.

ANTI MONEY LAUNDERING MEASURES:- We have in place procedures and controls, which are designed to forestall and prevent money laundering. If we suspect that a supplier, customer, client, or employee is committing a money laundering offence as defined by the Proceeds of Crime Act 2002, we will, in accordance with our legal responsibilities, disclose the suspicion to the National Criminal Intelligence Service.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA):- Glovers Estate Agents is a member of this organisation which is the UK's leading professional body for estate agency personnel across all branches of property services, being dedicated to the goal of professionalism within all aspects of property, estate agency, and land. We adhere to the NAEA's Codes of Practice and complaints redress procedures.

THE PROPERTY OMBUDSMAN:- Glovers Estate Agents is a member of The Property Ombudsman Scheme (TPOS) and follows the TPOS Code of Practice. The Property Ombudsman (TPO) scheme has been providing consumers and property agents with an alternative dispute resolution service for several years and provides consumers with a free, impartial, and independent alternative dispute resolution service. A copy of the Code of Practice and the Consumer Guide is available from us upon request, or at www.tpos.co.uk

CLIENT MONEY PROTECTION SCHEME:- As a member of the NAEA, we subscribe to a Client Money Protection Scheme which is a compensation scheme providing compensation to landlords, tenants, and other clients should an agent misappropriate their rent, deposit or other client funds. The scheme is arranged by Propertymark which is the organisation that combines the ARLA, NAEA, NAVA, ICBA, APIP and NFOPP Awarding Bodies into a single brand. Our client money protection certificate is available to see on the Glovers website: www.glovers.uk.com

GENERAL DATA PROTECTION REGULATIONS 2018:- Our Privacy Notice reflects the changes introduced by the General Data Protection Regulations (GDPR), and it sets out how we will collect and use your personal information and what your individual data protection and privacy rights are under the GDPR. Please view our Privacy Notice in full in the 'contact us' section of our website: glovers.uk.com In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.