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# Paul & Sons

Estate Agents

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• Residential • Commercial • Sales • Lettings • Management • Property Finance

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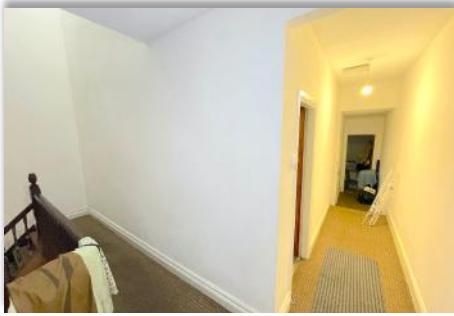
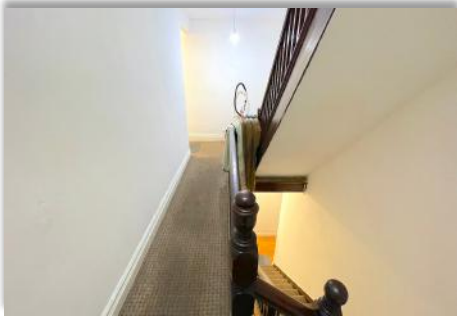
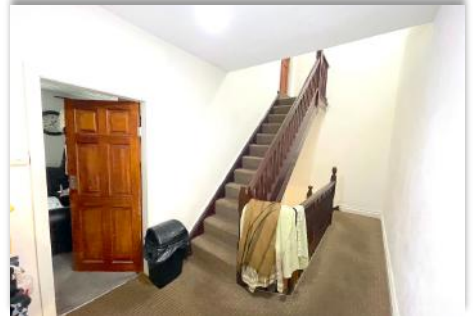
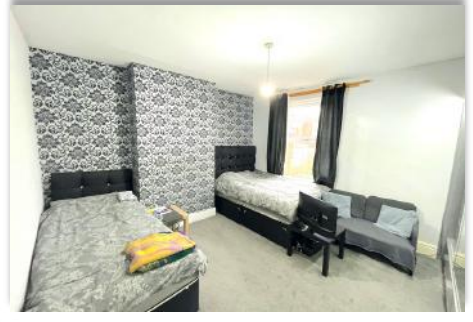
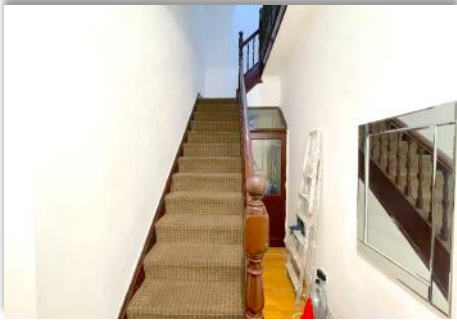
FOR SALE



Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.





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Paul & Sons have the great pleasure in introducing this 4-bedroom, mid-terraced house. This freehold property is situated in the sought-after area of Moseley and is in close proximity to all day-to-day essential amenities, schools, public parks etc.

The property briefly comprises of three reception rooms, kitchen, pantry area, bathroom, and a separate WC to the ground floor. The first floor contains 3 bedrooms and one bathroom. The second floor includes a fourth bedroom.

The property has been maintained to a very high standard and benefits from having PVC double glazing, on-street parking and a generous sized rear garden.

An ideal opportunity not to be missed. Viewing is highly recommended!

**Measurements** *(all measurements are approximate):*

**Ground Floor:**

Entrance Hallway:	32'19" x 03'49"	112.34 SQ FT	10.43 SQ M
Reception Room 1:	11'76" x 15'56"	182.98 SQ FT	16.99 SQ M
Reception Room 2:	11'75" x 14'28"	167.79 SQ FT	15.58 SQ M
Reception Room 3:	09'28" x 18'79"	174.37 SQ FT	16.19 SQ M
Pantry Area, incl. staircase to 1 <sup>st</sup> floor:	05'63" x 11'91"	67.05 SQ FT	6.22 SQ M
Kitchen:	09'08" x 18'09"	164.25 SQ FT	15.25 SQ M
Bathroom:	06'38" x 08'01"	51.10 SQ FT	4.74 SQ M
WC:	05'05" x 02'44"	12.32 SQ FT	1.14 SQ M
Area leading to garden:	02'72" x 03'83"	10.41 SQ FT	0.96 SQ M
<b>Total Ground Floor Area:</b>		<b>942.61 SQ FT</b>	<b>87.57 SQ M</b>

**First Floor:**

Landing Space, incl. staircase to 2 <sup>nd</sup> floor:	17'58" x 07'17"	126.04 SQ FT	11.70 SQ M
Bedroom 1:	17'60" x 13'28"	233.72 SQ FT	21.71 SQ M
Bedroom 2:	12'84" x 13'69"	175.77 SQ FT	16.32 SQ M
Bedroom 3:	09'31" x 09'44"	87.88 SQ FT	8.16 SQ M
Bathroom:	05'37" x 06'71"	36.03 SQ FT	3.34 SQ M
Corridor:	20'43" x 03'49"	71.30 SQ FT	6.62 SQ M
<b>Total First Floor Area:</b>		<b>730.74 SQ FT</b>	<b>67.88 SQ M</b>

**Second Floor:**

Bedroom 4, part 1:	17'61" x 13'34"	234.91 SQ FT	21.82 SQ M
Bedroom 4, part 2:	08'35" x 07'45"	62.20 SQ FT	5.77 SQ M
<b>Total Second Floor Area:</b>		<b>297.11 SQ FT</b>	<b>27.60 SQ M</b>

<b>TOTAL AREA:</b>		<b>1970.46 SQ FT</b>	<b>183.06 SQ M</b>
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## Tenure

The Agent understands that the property is available on Freehold, with vacant possession.

## Viewing

Strictly by appointment through Paul & Sons: 0121 778 6969.

**PRICE: (Offers Over) £400,000**

## Agents Note:

*Measurements taken are approximate and some may be maximum on irregular walls. The Agent has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order or fit for their purpose. Neither has the Agent checked the legal documents to verify the (\*) Freehold or the (\*) Lease of the property. The prospective buyer or tenant is advised to obtain the verification from their respective solicitor or surveyor. (\*) Whichever is applicable.*

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