



HERITAGE ESTATE AGENCY



35 Maurice Road, Kings Heath, Birmingham, B14 6DL

£425,000

A Three Bedroom Detached Property





Maurice Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front, pathway leading to gated side access and main entrance door opening to:

Entrance Porch

Windows to front and side aspects and door to:

Entrance Hallway

Obscured stained glass window to side aspect, coved ceiling, ceiling light point, slate flooring, stairs rising to first floor accommodation with under stair storage cupboard, radiator and doors to:

Ground Floor W.C.

Obscured window to side aspect, wall mounted light point, slate flooring, wash hand basin with mixer tap over and low level flush w.c.

Lounge Area 13'3" max x 12'2" max

Bay window to front aspect, coved ceiling, ceiling light point, two wall mounted light points, picture rail, built-in cupboard and shelving, wood effect flooring, radiator, feature fire surround with hearth and opening to:

Dining Area 12'1" x 10'4" max

Windows with door to rear aspect opening to rear garden, coved ceiling, ceiling light point, picture rail, built-in storage cupboards, wood effect flooring, radiator, feature fire place with tiled inset and hearth.

Dining Kitchen 18'9" x 9'4" max

Windows to side aspects, two Velux windows, door to side aspect opening to rear garden, French style doors with windows to sides to rear aspect opening to rear garden, ceiling light point, ceiling spot lights, slate

flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker and fridge/freezer, plumbing for dish washer, integrated washing machine, encased boiler and radiator.

First Floor Accommodation

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

Landing

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

Bedroom One 10'11" max x 12'2" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 12'1" max x 10'3" max

Window to rear aspect, ceiling light point, radiator and original style feature fire place.

Bedroom Three 9' x 9'5"

Window to rear aspect, ceiling light point and radiator.

Bathroom

Obscured windows to front and side aspects, ceiling light point, extractor fan, part tiled walls, wood effect flooring, heated towel rail 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.

Outside

Rear Garden

Accessed via a gated side access, the dining area or the dining kitchen and benefits from paved seating area





with planted beds to sides, shaped lawn area with planted beds to sides, mature trees, further paved seating area, shed and French style doors to:

Cabin/Office 8'10" x 15'7"

Windows to front aspect, ceiling light point, electric points, wall mounted electric heater and a range of built-in storage cupboards.

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.

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

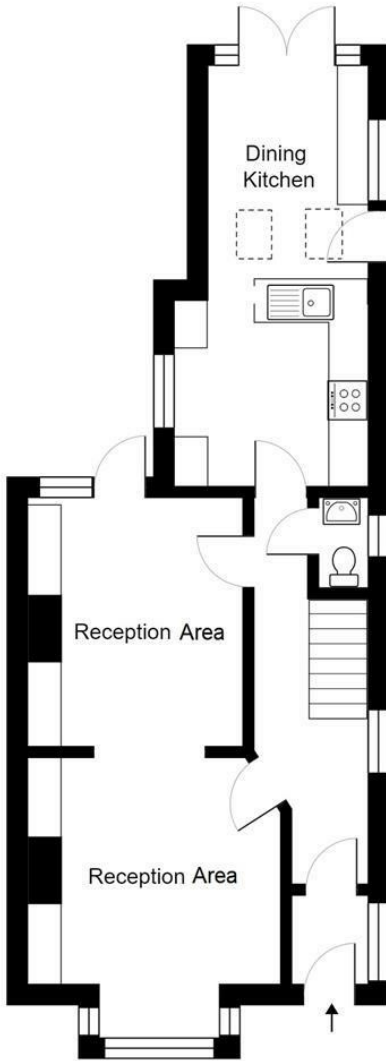
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. 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

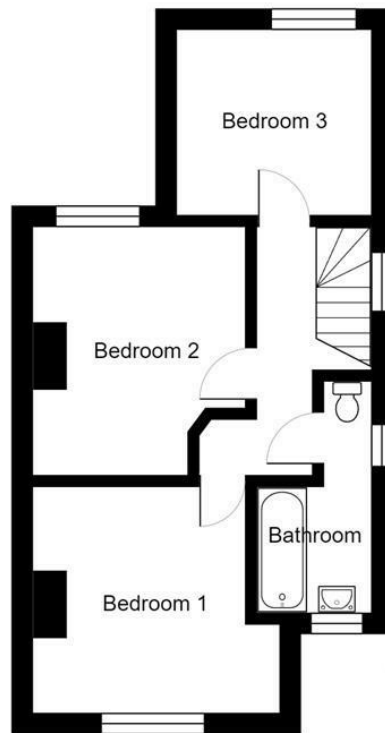
The vendor has informed us that the property is located within Birmingham City Council - Band D



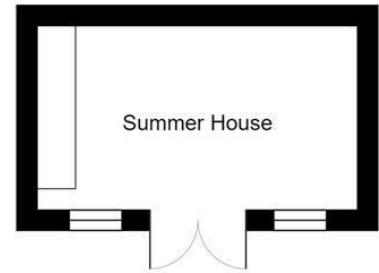
Ground Floor
Area: 54.0 m² ... 582 ft²



First Floor
Area: 42.3 m² ... 456 ft²



Outbuilding



35 Maurice Road

Total Area: 96.4 m² ... 1037 ft² (excluding summer house)

All measurements are approximate and for display purposes only

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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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			77
(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	

