



HERITAGE ESTATE AGENCY



15 Woodville Road, Kings Heath, Birmingham, B14 7AH

£375,000

A Three Bedroom Mid Terrace Property





Woodville Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, gravel area and shared pathway leading to main entrance door with window over opening to:

Entrance Vestibule

Wall mounted electric meter, tiled flooring and door with glass panel above opening to:

Entrance Hallway

Coved ceiling, ceiling light point, picture rail, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14'1" max x 10' max

Sash style bay window to front aspect with built-in seat and storage beneath, coved ceiling, ceiling light point, picture rail, built-in cupboard to chimney recess and radiator.

Reception Area Two 12'11" x 13'3" max

Door with window over to rear aspect opening to rear garden, ceiling light point, wood effect flooring, wall mounted vertical contemporary style radiator and opening to:

Breakfast Kitchen 19'6" x 8'3"

Sash style window to side, further windows to rear and side aspects, door to side aspect opening to rear garden, ceiling light point, ceiling spot lights, column style radiator, wood effect flooring, breakfast bar area and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset Belfast style sink with mixer tap over, integrated eye level

double oven and four ring gas hob with extractor hood over, concealed boiler, space for fridge/freezer and tumble dryer, plumbing for washing machine and dish washer.

First Floor Accommodation

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

Landing

Two ceiling light points, loft access with pull down ladder, wall mounted light point, built-in cupboard and doors to:

Bedroom One 12' x 13'6" max

Three sash style windows to front aspect, ceiling light point, picture rail, radiator, original style feature fire place with tiled insets and built-in wardrobe.

Bedroom Two 13' x 7'11" max

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

Bedroom Three 11' max x 8'2" max

Window to rear aspect, ceiling light point and wall mounted vertical contemporary style radiator.

Bathroom 10'5" x 5'1"

Two obscured windows to side aspect, ceiling light point, extractor fan, tiled walls, wood effect flooring, radiator and a bathroom suite comprising: panelled bath with mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside





Rear Garden

Accessed via reception area two or the breakfast kitchen and benefits from blue brick area, gravel area, paved seating area, lawn area with planted bed to side, pathway leading to rear with gravel area and gated rear access.

Agent Note:

We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Woodville Road.

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 C





Ground Floor
Area: approx 47.4 m² ... 510 ft²

First Floor
Area: approx 47.6 m² ... 513 ft²



15 Woodville Road

Total Area: approx 95.0 m² ... 1023 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

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.

