



HERITAGE ESTATE AGENCY



117 Taylor Road, Kings Heath, Birmingham, B13 0PB

£360,000

A Three Bedroom Semi-Detached Property





Taylor Road comprises in further detail:

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

Entrance Vestibule

Windows to side aspects and door to:

Entrance Hallway

Ceiling light point, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14'10" into bay x 11'2" max

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, radiator and feature fire place with hearth.

Reception Room Two 12'10" max x 11'1" max

Coved ceiling, ceiling light point, picture rail, radiator, feature fire surround with coal effect gas fire set on hearth and patio doors to:

Rear Lean To 7'5" x 15'4"

Windows to front and rear aspects, patio doors to rear aspect opening to rear garden, wood effect flooring and radiator.

Breakfast Kitchen 16' x 9'6"

Window to side aspect, window to rear aspect overlooking rear lean to, door to entrance hallway, ceiling spot lights, feature beams to ceiling, wood effect flooring and a fitted kitchen comprising: a range of drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, plumbing for dishwasher, radiator, feature fire surround and doors to:

Under Stair Storage Cupboard

Window to front aspect, shelving, electric meter and wall mounted boiler.

Side Lean To 15'4" x 3'2"

Doors to front and rear aspects, ceiling strip light and door to:

Utility Room 6'4" x 5'8"

Window to rear aspect, ceiling strip light, base unit with sink and drainer unit with mixer tap over, plumbing for washing machine and low level flush w.c.

First Floor Accommodation

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

Half Landing

Window to front aspect, stairs rising to landing and door to:

Separate W.C.

Obscured window to side aspect, ceiling light point, wood effect flooring and low level flush w.c.

Landing

Ceiling light point, radiator and doors to:

Bedroom One 14'9" x 11'2" max

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

Bedroom Two 10'8" x 11'2" max

Window to front aspect, ceiling light point, wooden floor boards, radiator and original style feature fire place with tiled hearth.

Bedroom Three 11'9" x 9'7"

Window to rear aspect, ceiling light point and radiator.

L Shaped Shower Room 7'7" max x 6'4" max

Obscured window to side aspect, ceiling light point, part tiled walls, heated towel rail and a suite comprising: shower cubicle with mixer shower over and pedestal wash hand basin.

Outside





Rear Garden

Accessed via the rear lean to or the side lean to and benefits from raised decked seating area with steps down to lawn area, planted beds to sides, pathway and stepping stone pathway to further raised decked seating area, gravel area with a variety of fruit trees and shed.

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.

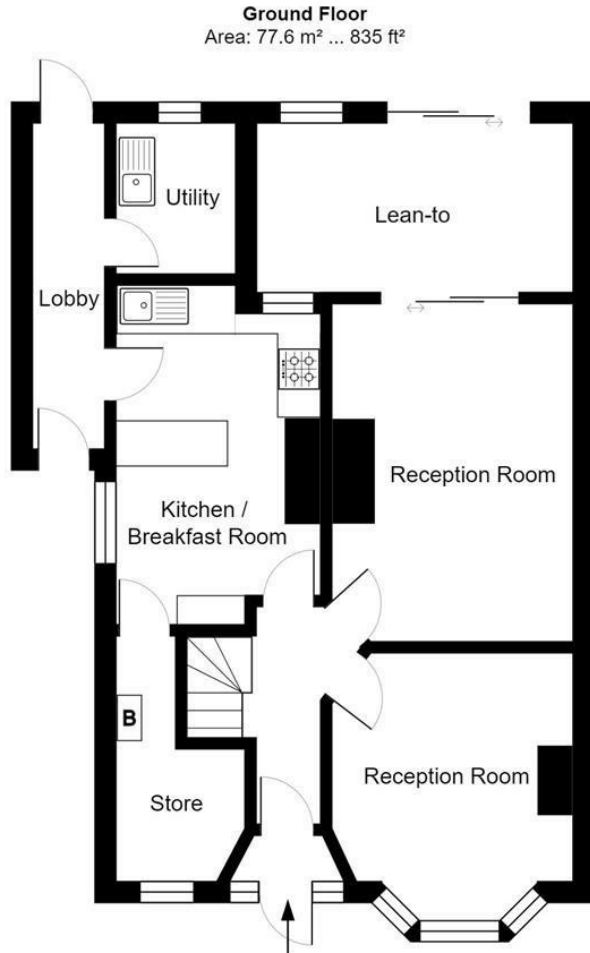
GENERAL INFORMATION

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 C





Total Area: 130.3 m² ... 1403 ft²

All information shown is approximate and for display purposes only

117 Taylor Road, Kings Heath, Birmingham.

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.

