



HERITAGE ESTATE AGENCY



89 Featherstone Road, Kings Heath, Birmingham, B14 6BD

£375,000

A Three Bedroom Semi-Detached Property





Featherstone Road comprises in further detail:

The property is set back from the road and approached via block paved fore garden with planted bed to side leading to gated side access and step up to:

Open Canopy Porch

Wall mounted light point and main entrance door with window over opening to:

Entrance Hallway

Obscured windows to front and side aspects, coved ceiling, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Lounge 14'5" into bay x 11'9" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail and radiator.

Dining Kitchen 18'8" max x 18' max

Window to rear aspect, obscured window to side aspect, bi-folding doors to rear aspect opening to rear garden, four ceiling light points, ceiling spot lights, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated eye level oven and four ring gas hob with extractor hood over, integrated fridge/freezer, dish washer and washing machine, breakfast bar with cupboards beneath and door to:

Under Stair Storage Cupboard

Ceiling light point and housing boiler.

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 14'10" max x 11'10" max

Bay window to front aspect, ceiling light point, radiator and a range of fitted wardrobes.

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

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 8'4" x 6'

Window to front aspect, ceiling light point and radiator.

Bathroom 8'8" x 7'4"

Obscured window to rear aspect, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: walk-in shower cubicle with mixer shower over, panelled bath mixer tap 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 or the dining kitchen and benefits from decked seating area with step down to lawn area, pathway leading to play area with mature trees and artificial lawn area.





Agent Notes:

1. We are advised by the Vendor that the property has the benefit of a right of way over a shared access way to the rear of the property leading from Featherstone Road.

2. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

The vendor(s) 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 vendor(s) 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.

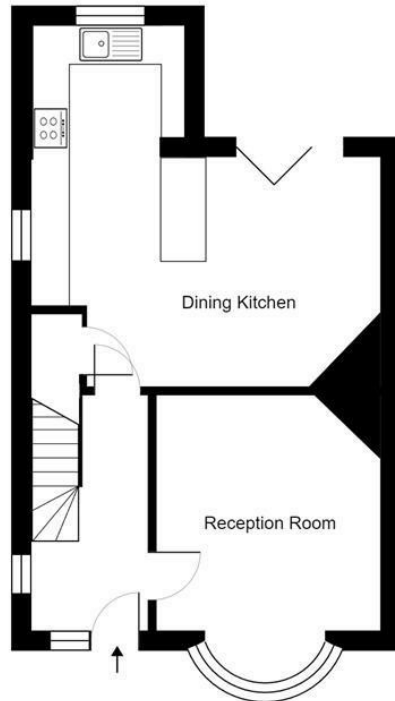
COUNCIL TAX BAND

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

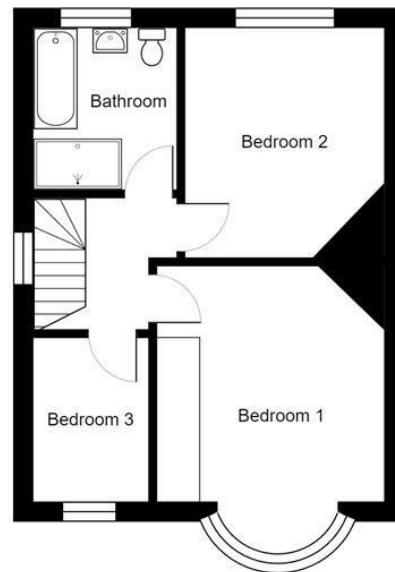




Ground Floor
Area: approx 47.3 m² ... 509 ft²



First Floor
Area: approx 42.5 m² ... 457 ft²



89 Featherstone Road

Total Area: approx 89.7 m² ... 966 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.

