



HERITAGE ESTATE AGENCY



150 Addison Road, Kings Heath, Birmingham, B14 7EP
£425,000

A Four Bedroom Mid Terrace Property





Addison Road comprises in further detail:

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

Entrance Vestibule

Coved ceiling, wood effect flooring, built-in cupboard housing gas meter, wall mounted electric meter and opening to:

Entrance Hallway

Coved ceiling, two ceiling light points, wood effect flooring, stairs rising to first floor accommodation and doors to:

Reception Room One 13'8" max x 10'5" max

Bay window with shutters to front aspect, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, column style radiator, feature fire place with tiled inset and hearth.

Reception Area Two 11'5" x 13'10" max

French style doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling spot lights, wood effect flooring, column style radiator, feature fire place with tiled inset and hearth, opening with step down to dining kitchen and door to:

Under Stair Storage Cupboard

Window to side aspect and ceiling light point.

Dining Kitchen 23'8" x 8'5" max > 7' min

Window to side aspect, French style doors to rear aspect opening to rear garden, ceiling spot lights, two ceiling light points, vertical column style radiator, wood effect flooring and a fitted kitchen comprising: a range of

wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated oven with four ring induction hob and extractor hood over, integrated wine chiller and dish washer, concealed boiler, space for fridge/freezer and microwave.

First Floor Accommodation

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

Landing

Three ceiling light points, stairs rising to second floor accommodation, built-in storage cupboard and doors to:

Bedroom One 12' x 15'10" max

Two sash style windows to front aspect, ceiling spot lights, wood effect flooring, radiator and original style fire place.

Bedroom Two 9'3" x 12'11" max

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

Bathroom/Utility 14'2" max x 8'3" max

Sash style window to rear aspect, ceiling spot lights, part tiled walls, original style feature fire place, plumbing for washing machine, space for tumble dryer, wall mounted electric shaver socket, wood effect tiled flooring with under floor heating and a bathroom suite comprising: free standing bath with mixer tap and shower attachment over, walk-in shower area with modern overhead shower and hand held shower over, cupboard with counter top wash hand basin and mixer tap over and low level flush w.c.





Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

Doors to:

Bedroom Three 10'11" max x 15'7" max

Velux window to rear aspect, ceiling light point and radiator. With some restricted head height.

Bedroom Four 10'1" max x 15'7" max

Two Velux windows to front aspect, ceiling light point and wood flooring.

Outside

Rear Garden

Accessed a shared gated side access, the dining kitchen or reception area two and benefits from paved area with step down to paved seating area, lawn area, two raised beds and mature tree.

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

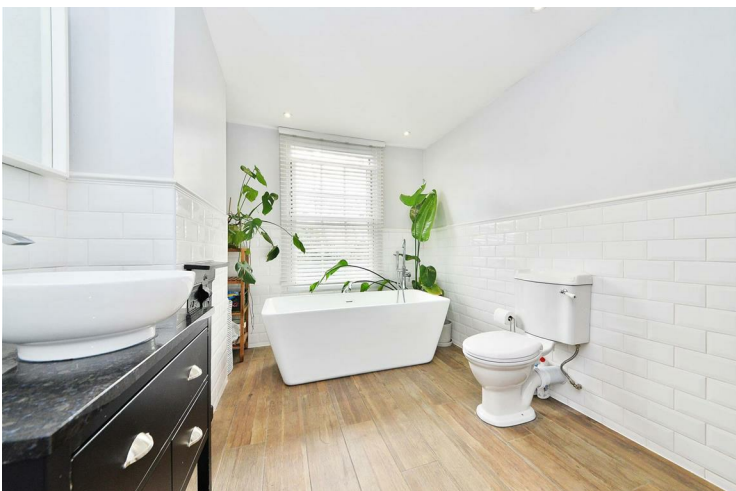
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

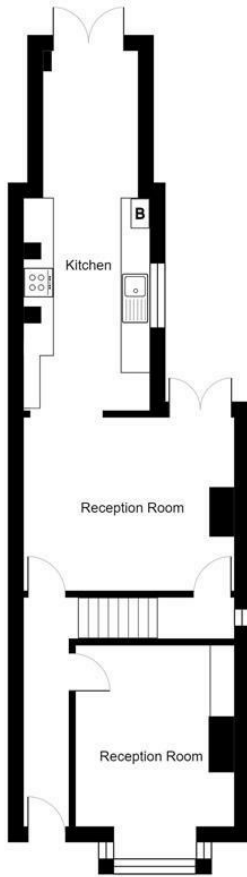
COUNCIL TAX BAND

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





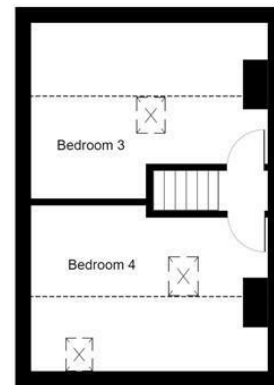
Ground Floor
Area: approx 52.9 m² ... 570 ft²



First Floor
Area: approx 51.0 m² ... 549 ft²



Second Floor
Area: approx 33.5 m² ... 361 ft²



150 Addison Road

Total Area: approx 137.5 m² ... 1480 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Dotted lines denote restricted head height
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.

