



HERITAGE ESTATE AGENCY



141 Woodthorpe Road, Kings Heath, Birmingham, B14 6EG

Offers In Excess Of £350,000

A Three Bedroom Semi-Detached Property





Woodthorpe Road comprises in further detail:

The property is set back from the road and approached via fore garden with picket fencing to front and paved driveway leading to step up to:

Open Canopy Porch

Ceiling light point and main entrance door opening to:

Entrance Hallway

Obscured window to side aspect, ceiling light point, wooden flooring, stairs rising to first floor accommodation, radiator and doors to:

Utility/W.C.

Obscured window to front aspect, extractor fan, wall mounted light point, part tiled walls, wall mounted electric heater, space for tumble dryer, plumbing for washing machine, low level flush w.c. with inset wash hand basin and mixer tap over.

Lounge 14' max x 11'9" max

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, radiator and feature recess to chimney breast with cast iron effect log burning stove on hearth.

Dining Kitchen 15' max x 21' max

Windows to rear and side aspects, two Velux windows, double doors with windows surrounding to rear aspect opening to rear garden, ceiling spot lights, four ceiling light points, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, space for Range style cooker with extractor hood over, space for American style fridge/freezer and wine chiller, integrated dish washer and wall mounted vertical style contemporary 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 with pull down ladder and doors to:

Bedroom One 14'8" max x 11'8" max

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

Bedroom Two 11'10" max x 10'6" max

Window to rear aspect, ceiling light point, part picture rail and radiator.

Bedroom Three 8'4" x 5'10"

Window to front aspect, coved ceiling, ceiling light point, wooden flooring and radiator.

Bathroom 8'5" x 6'9"

Obscured window to rear aspect, ceiling light points, part tiled walls, radiator and a bathroom suite comprising: panelled bath with mixer shower over, pedestal wash hand basin, low level flush w.c. and airing cupboard housing boiler.

Outside

Rear Garden

Accessed via the dining kitchen and benefits from paved patio area, lawn area with planted beds to sides and pathway leading to gravel seating area and pedestrian door to:

Detached Rear Garage 17'8" x 9'2"

Up and over to rear aspect, ceiling strip light and electric point.





Agent Notes:

1. We are advised by the vendors of the property that they have a right of way over the shared driveway to the rear of the garden which leads off Woodthorpe Road.
2. Heritage Estate Agency advise potentially interested parties that there are commercial premises, a bus stop and Brandwood End Cemetery nearby.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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.

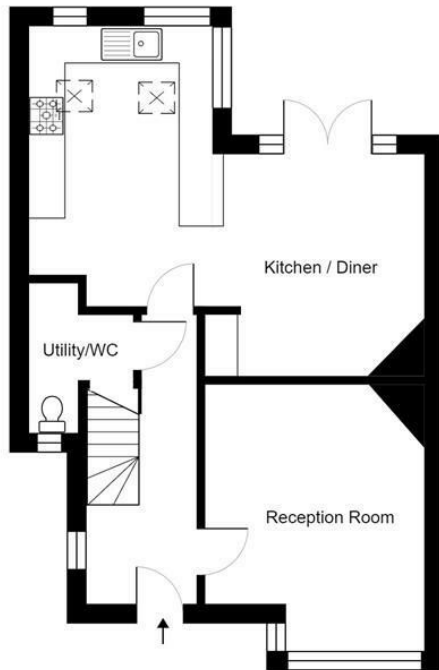
COUNCIL TAX BAND

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

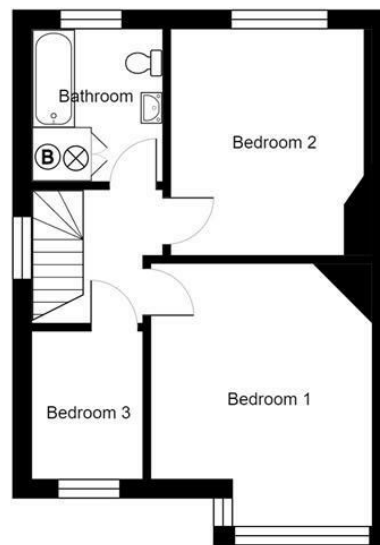




Ground Floor
Area: approx 51.9 m² ... 559 ft²



First Floor
Area: approx 41.8 m² ... 450 ft²



141 Woodthorpe Road

Total Area: approx 93.7 m² ... 1009 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.

