



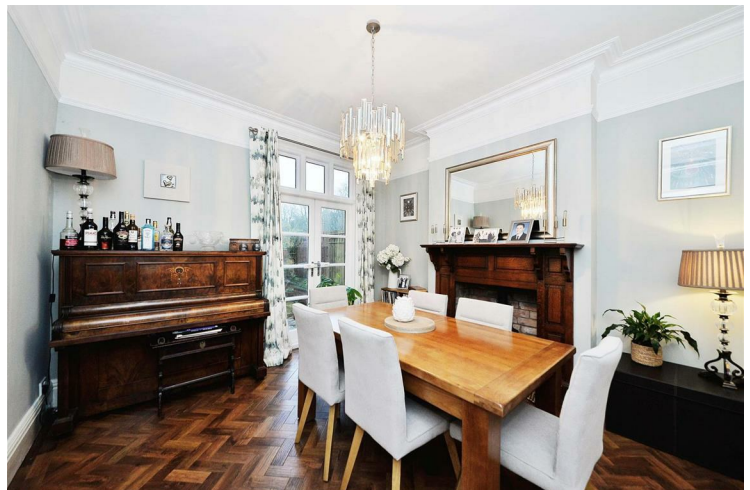
HERITAGE ESTATE AGENCY



74 Livingstone Road, Kings Heath, Birmingham, B14 6DN

£750,000

A Four Bedroom End Terrace Property





Livingstone Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, planted bed, gravel driveway leading to gated side access and steps rising to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, wall mounted electric meter, cupboard housing gas meter, tiled flooring, door with stained glass inset and stained glass windows surrounding opening to:

Entrance Hallway

Part coved ceiling, two ceiling light points, stairs rising to first floor accommodation with cupboard beneath, radiator and doors to:

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, extractor fan, wall mounted boiler, part tiled walls, tiled flooring, wash hand basin with mixer tap over and low level flush w.c.

Reception Room One 15'10" into bay x 13'7" max

Bay window with stained glass upper panels to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, recess to chimney breast with wooden mantle and log effect gas stove set on hearth.

Reception Room Two 13' x 11'9" max

Double doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point, picture rail, wood effect Parquet flooring, radiator and feature fire surround with stove set on tiled hearth.

Reception Room Three 14' max x 12' max

Bay window to side aspect, ceiling light point, picture rail, wood effect flooring, radiator and door to:

Dining Kitchen 23'6" max x 13'2" max

Window to side aspect, four Velux windows, bi-folding to rear aspect opening to rear garden, three ceiling light points, extractor

fan, wood effect flooring with under floor heating 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, integrated range style cooker, integrated microwave and dish washer, central island with cupboard beneath and space for stools, American style fridge/freezer and door to:

Utility Room

Door to side aspect opening to rear garden, ceiling light point, base unit with inset sink unit, plumbing for washing machine and wall mounted boiler.

First Floor Accommodation

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

Landing

Two ceiling light points, stairs rising to second floor accommodation with cupboard beneath, radiator and doors to:

Bedroom Two 13' max x 13'3" max

Two windows to front aspect, ceiling light point with ceiling rose, picture rail, radiator, original style feature fire place and door to:

En-Suite Shower Room 4'8" x 9'8"

Sash style window to front aspect, ceiling spot lights, part tiled walls, tiled flooring, heated towel rail and a suite comprising: walk-in shower cubicle with mixer shower over, wash hand basin with mixer tap over set on vanity unit and low level flush w.c.

Bedroom Three 13' x 11'10" max

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

Bedroom Four 10'5" max x 10' max

Sash style window to rear aspect, ceiling light point and radiator.

Family Bathroom 6'6" x 7'

Obscures sash style window to side aspect, ceiling light point, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: P shaped panelled bath with mixer tap and





mixer shower over, wall mounted wash hand basin with 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

Velux window, ceiling light point and door to:

Bedroom One 16'7" max x 15'1" max

Window to front aspect, ceiling light point, three wall mounted light points, radiator, original style feature fire place, door to store cupboard and further door to:

En-Suite Shower Room 4'10" max x 11'9" max

Velux window, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: walk-in shower cubicle with mixer shower over, wash hand basin with mixer tap over encased in vanity unit, inset w.c. and access to storage area with door to eaves storage.

Outside

Rear Garden

Accessed via a gated side access, reception room two, the utility room or the dining kitchen and benefits from paved seating area with raised bed to side, step up to shaped lawn area with planted beds, Pergola leading to gravelled area with planted beds to sides, stepping stone pathway leading to paved seating area with step down to further paved area and pedestrian door to:

Rear Detached Garage

Up and over door to front aspect and accessed via St Patricks Close.

Agent Note:

Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is within close proximity to a substation.

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 D





74 Livingstone Road

Total Area: approx 187.0 m² ... 2013 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

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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.

