



HERITAGE ESTATE AGENCY



12 Featherstone Road, Kings Heath, Birmingham, B14 6BB

£400,000

A Three Bedroom Semi Detached Property





Featherstone Road comprises in further detail:

The property is set back from the road and approached via a gated paved fore garden with dwarf wall to front aspect, various planted beds, gate to side and main entrance door opening to:

Entrance Porch

Windows to front and side aspects, cupboard housing gas meter, tiled flooring and door with stained glass panels inset opening to:

Entrance Hallway

Two stained glass windows to front aspect, ceiling light point, picture rail, cupboard housing electric meter, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Wall mounted light point and tiled flooring.

Reception Room One 14'10" into bay x 11'4" max

Bay window to front aspect, ceiling light point, feature beams to ceiling, picture rail, radiator, feature fire surround with pebble effect gas fire, tiled surrounds and hearth.

Reception Room Two 14' max x 10'10" max

Bay window to rear aspect, coved ceiling, ceiling light point, feature shelving to recess, wooden floorboards, two radiators and hearth.

Kitchen 14'11" x 9'1" max

Windows to rear and side aspects, ceiling spot lights, part tiled walls, slate tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces overs, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over, plumbing for dishwasher and door to:

L Shaped Utility Room 10'3" max x 8'19" max

Windows to side aspects, door to front aspect, stable style door to side aspect opening to rear garden, ceiling strip light, ceiling light point, plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled flooring, radiator and door to:

Ground Floor Wet Room

Ceiling light point, extractor fan, tiled walls and flooring, radiator, heated towel rail and a suite comprising: wall mounted electric shower, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

First Floor Accommodation

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

Landing

Internal window to front aspect, loft access, wall mounted light point, built-in cupboard and doors to:

Bedroom One 12'9" min (excl recess) x 11'5" max

Window to front aspect, two wall mounted light points, part panelled walls, radiator, built-in wardrobes with mirrored doors and built-in cupboard with shelving.

Bedroom Two 11'3" x 10'11" max

Window to rear aspect, ceiling light point, picture rail, radiator and built-in wardrobes.

Bedroom Three 8' max x 9'3" max

Window to rear aspect, wood effect flooring, part panelled walls and radiator.

Family Bathroom 8'10" x 5'6"

Obscured window to side aspect, extractor fan, tiled walls, radiator and a bathroom suite comprising: panelled bath with mixer shower over, a range of vanity units with wash hand basin inset and low level flush w.c.





Outside

Rear Garden

Accessed via the utility room and benefits from paved area with picket fence and gated archway to paved seating area, various planted beds, shed, Pergola leading to pathway with planted bed to side, picket fencing to other side leading to artificial lawn area with gravel surrounding and further patio area to rear.

Agent Notes:

1. 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.
2. We would advise interested parties that the sellers of the property will be acting as Executors and that Probate has been granted.

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.

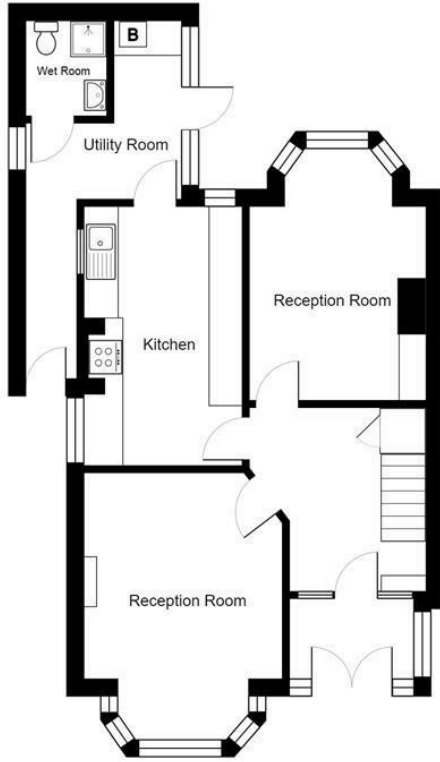
COUNCIL TAX BAND

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





Ground Floor
Area: approx 66.4 m² ... 715 ft²



First Floor
Area: approx 47.4 m² ... 510 ft²



12 Featherstone Road

Total Area: approx 113.8 m² ... 1225 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.

