



# HERITAGE ESTATE AGENCY



**49 Derwent Road, Stirchley, Birmingham, B30 2UY**

**£220,000**

**A Three Bedroom Mid Terrace Property**





### **Derwent Road comprises in further detail:**

The property is set back from the road and approached via gated fore garden with hedgerow to front, lawn area, planted bed and pathway with step down to:

### **Open Canopy Porch**

Step up to main entrance door opening to:

### **Entrance Lobby**

Ceiling light point, stairs rising to first floor accommodation, radiator and door to:

### **Lounge 17' max x 12' max**

Bay window to front aspect, ceiling light point, cupboard housing gas meter, radiator, feature tiled fire surround with log effect gas fire set on hearth, door to under stair storage cupboard and further door to:

### **Kitchen 9'4" x 9'7"**

Window to rear aspect, door to rear aspect opening to rear garden, ceiling light point, 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, space for cooker and fridge/freezer, plumbing for washing machine and door to:

### **Ground Floor Wet Room 9'4" x 5'**

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, radiator and a suite comprising: wall mounted electric shower, pedestal wash hand basin and low level flush w.c.

### **First Floor Accommodation**

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

### **Landing**

Ceiling light point, loft access and doors to:

### **Bedroom One 10'9" max x 17'3" max**

Window to front aspect, ceiling light point, picture rail, radiator, wall mounted gas fire, cupboard housing boiler and built-in over stair storage cupboard.

### **Bedroom Two 13' x 9'6" max**

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

### **Bedroom Three 9'8" x 7'5"**

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

### **Outside**

### **Rear Garden**

Accessed via a gated shared side passageway or the kitchen and benefits from paved patio area, lawn area, steps down to further lawn area, brick built outbuilding, pathway leading to further lawn area and paved area to rear.

### **Outbuilding 7' x 10'7"**

### **Agent Note:**

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**

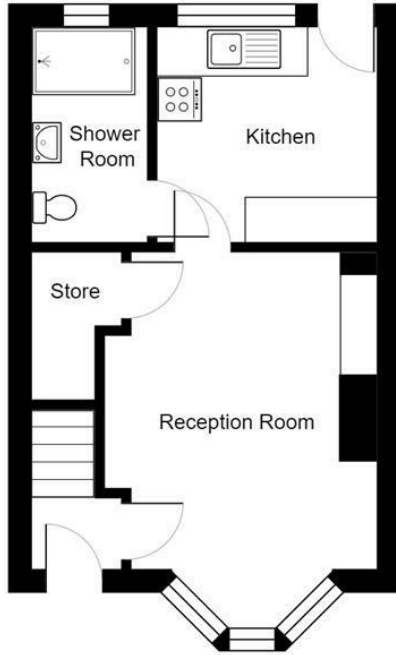
The vendor has informed us that the property is located within Birmingham City Council - Band B





**Ground Floor**

Area: approx 34.5 m<sup>2</sup> ... 371 ft<sup>2</sup>



**First Floor**

Area: approx 38.2 m<sup>2</sup> ... 411 ft<sup>2</sup>



**49 Derwent Road**

**Total Area: approx 72.7 m<sup>2</sup> ... 782 ft<sup>2</sup>**

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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

