



HERITAGE ESTATE AGENCY



10 Stacey Drive, Kings Heath, Birmingham, B13 0QT

£489,950

A Four Bedroom Detached Property





Stacey Drive comprises in further detail:

The property is set back from the road and approached via block paved driveway leading to garage and gated access to lawned fore garden with picket fencing to borders, planted bed, pathway leading to gated side access and opening to:

Open Canopy Porch

Main entrance door opening to:

Entrance Hallway

Two windows to front aspect, coved ceiling, ceiling spot lights, tiled flooring, stairs rising to first floor accommodation with built-in under stair storage cupboard, radiator and doors to:

Ground Floor W.C.

Ceiling spot lights, extractor fan, tiled flooring, heated towel rail, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Lounge 20'3" x 11'2"

Window to front aspect, double doors to rear aspect opening to rear garden, coved ceiling, ceiling spot lights and two radiators.

Kitchen/Diner 20'2" x 11'2"

Windows to front and rear aspects, coved ceiling, ceiling spot lights, tiled 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 unit with mixer tap over, integrated eye level double oven, microwave and five ring gas hob with extractor hood over, integrated fridge/freezer and dish washer, radiator and door to:

Utility Room 5'8" x 6'5"

Door to rear aspect opening to rear garden, tiled flooring, radiator, base units with work surfaces over, inset sink unit and wall mounted boiler.

First Floor Accommodation

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

Landing

Window to front aspect, two ceiling light points, loft access, radiator and doors to:

Built-In Storage Cupboard

Housing pressurised hot water cylinder.

Bedroom One 12'3" max x 11'5" max

Window to rear aspect, ceiling light point, radiator, built-in wardrobes with sliding doors and door to:

En-Suite Shower Room

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail, electric shaver socket and a suite comprising: corner shower cubicle with chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Bedroom Two 8'1" x 11'2"

Window to front aspect, ceiling light point, radiator and built-in wardrobe with sliding doors.

Bedroom Three 9'4" x 8'1"

Window to rear aspect, ceiling light point, radiator and built-in wardrobe with double doors.

Bedroom Four 7'10" x 8'3"

Window to front aspect, ceiling light point and radiator.

Family Bathroom 5'10" x 6'9"

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: P shaped bath with shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside





Rear Garden

Accessed via a gated side access, the utility room or lounge and benefits from paved seating area, lawn area, mature trees and pedestrian door to:

Garage 19' x 10'4"

Remote controlled up and over door to front aspect.

Agent Notes:

1. We are advised by the vendor that Stacey Drive is a private road and as such is not maintained by the local council. We understand that a service charge of £232.90 per six months, is currently payable for the upkeep of the common areas.

2. We are advised by the vendors of Stacey Drive that the trees situated in the garden are the subject of Tree Preservation Orders.

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

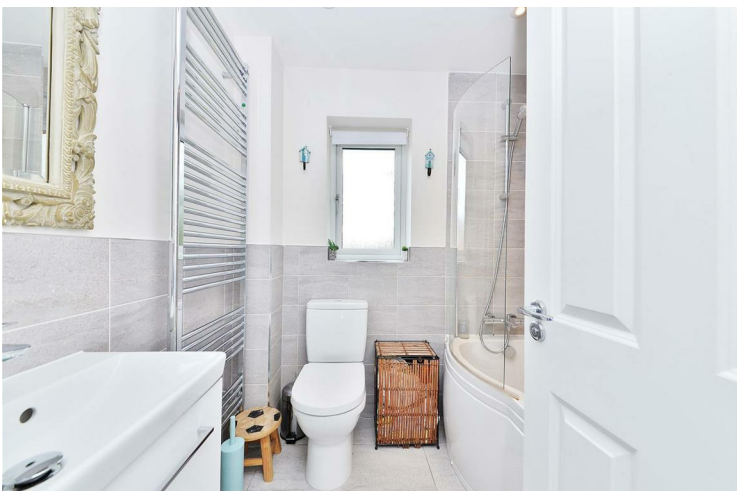
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

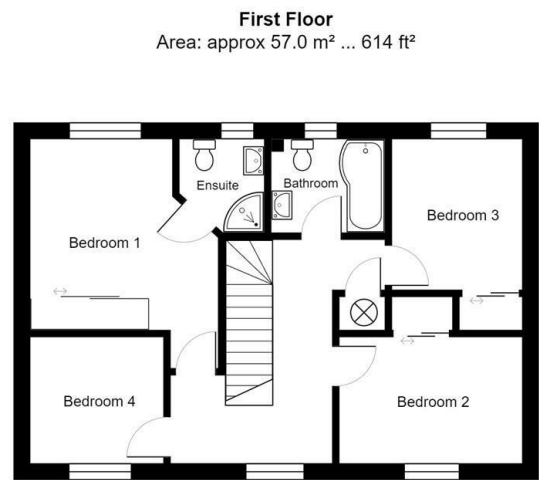
GENERAL INFORMATION

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 E





10 Stacey Drive

Total Area: approx 128.4 m² ... 1382 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.

