



HERITAGE ESTATE AGENCY



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

£350,000

A Three/Four Bedroom Semi-Detached Property





Woodthorpe Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, artificial lawn area and block paved driveway leading to step up to main entrance door opening to:

Entrance Porch

Window to front aspect, wall mounted light point and door to:

Entrance Hallway 15'3" x 5'11" max

Window to front aspect, ceiling light point, dado rail, wood effect flooring, stairs rising to first floor accommodation with cupboard beneath, radiator and doors to:

Reception Room One 13'10" max x 11'5" max

Bay window to front aspect, ceiling light point, wood effect flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 18'7" max x 10'6" max

Patio doors to rear aspect opening to rear garden, two ceiling light points, wood effect flooring and radiator.

Study/Bedroom Four 9'3" max x 7'3" max

Window to front aspect, ceiling light point, radiator and door to:

Ground Floor Shower Room

Two ceiling light points, extractor fan, tiled walls, heated towel rail and a suite comprising: walk-in shower cubicle with wall mounted chrome mixer shower over, wash basin with mixer tap over encased in vanity unit and low level flush w.c.

Kitchen 15'3" max x 11'8" max

Window to rear aspect, door to rear aspect opening to

rear garden, two ceiling strip lights, part tiled walls, tiled flooring and a fitted kitchen comprising: a range of base and drawer units with work surfaces over, inset sink and double drainer unit, cooker, space for tall fridge/freezer, plumbing for washing machine and 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 and doors to:

Bedroom One 14'5" max x 11'5" max

Bay window to front aspect, ceiling light point, radiator and built-in wardrobes with sliding doors.

Bedroom Two 12' max x 10'8" max

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

Bedroom Three 8' x 13'7"

Two windows to front aspect, two ceiling light points, two radiators and built-in wardrobes with sliding doors.

Family Shower Room 8'5" x 6'9"

Obscured window to rear aspect, ceiling light point, tiled walls, radiator, airing cupboard housing boiler and a suite comprising: wall-in shower with wall mounted electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via reception room two or the kitchen and benefits from paved seating area with step down to lawn area with shaped planted beds and gravel area to side,





further paved area to further lawn area, paved area to rear with shed and gated rear access.

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 and Brandwood End Cemetery nearby.
3. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

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.

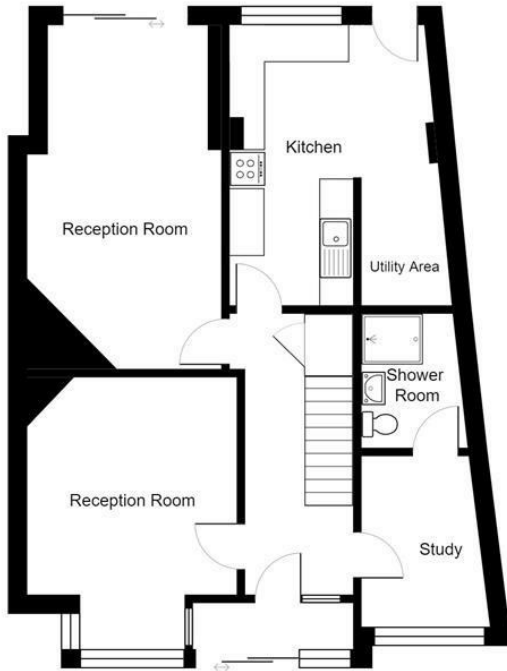
COUNCIL TAX BAND

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





Ground Floor
Area: approx 71.2 m² ... 766 ft²



First Floor
Area: approx 49.0 m² ... 527 ft²



135 Woodthorpe Road

Total Area: approx 120.2 m² ... 1294 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.

