



# HERITAGE ESTATE AGENCY



**22 Goldsmith Road, Kings Heath, Birmingham, B14 7EE**

**£375,000**

**A Three Bedroom Mid Terrace Property**





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

The property is set back from the road and approached via gated fore garden with dwarf wall to front and pathway with steps up to main entrance door with obscured window over opening to:

#### **Entrance Vestibule**

Tiled flooring and door with window over opening to:

#### **Entrance Hallway**

Two ceiling light points, tiled flooring, stairs rising to first floor accommodation with under stair storage cupboard, radiator and doors to:

#### **Reception Area One 13'1" into bay x 11'6" max**

Bay window to front aspect, coved ceiling, ceiling light point, built-in meter cupboard, radiator, feature fire place with tiled hearth and opening to:

#### **Reception Area Two 11'8" x 9'2" max**

Double doors with windows over to rear aspect opening to rear garden, ceiling light point, wooden floor boards, radiator, feature recess to chimney breast with space for log burning stove and hearth.

#### **Breakfast Kitchen 16'10" x 7'10"**

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, tiled flooring, radiator and a fitted kitchen comprising: a range of wall and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink unit with mixer tap over, integrated eye level oven and four ring gas hob, plumbing for slimline dish washer and washing machine, space for fridge/freezer, wall mounted boiler and door to:

#### **Inner Lobby**

Tiled flooring and door to:

#### **Ground Floor Shower Room 5'10" x 7'9"**

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, radiator and a suite comprising: walk-in shower cubicle with mixer shower over, pedestal wash hand basin and low level flush w.c.

#### **First Floor Accommodation**

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

#### **Split Level Landing**

Two ceiling light points, loft access, built-in storage cupboard and doors to:

#### **Bedroom One 11'2" x 17' max**

Two sash style windows to front aspect, two ceiling light points and two radiators.

#### **Bedroom Two 11'9" x 11'3" max**

Window to rear aspect, ceiling light point and radiator.

#### **Bedroom Three 9'11" excl recess x 7'10" max**

Window to rear aspect, ceiling light point and radiator.

#### **Bathroom 6'7 x 4'9**

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, wooden flooring, radiator and a fitted bathroom suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

#### **Rear Garden**

Accessed via a gated shared side passageway, reception area two or the breakfast kitchen and benefits from paved pathway leading to paved seating area with





step up to lawn area with shaped planted beds to sides, vegetable beds and steps up to paved area with shed.

#### **Agent Notes:**

1. We are advised by the vendors of Goldsmith Road that the rear garden backs on to Bishop Challoner Catholic College.

2. 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.

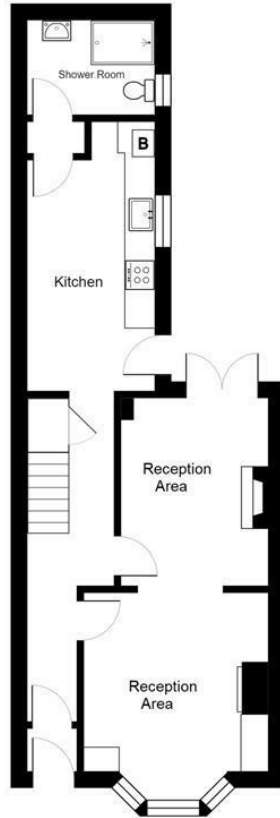
#### **COUNCIL TAX BAND**

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





**Ground Floor**  
Area: approx 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>



**First Floor**  
Area: approx 49.8 m<sup>2</sup> ... 536 ft<sup>2</sup>



**22 Goldsmith Road**

Total Area: approx 100.8 m<sup>2</sup> ... 1085 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

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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.

