



HERITAGE ESTATE AGENCY



106 Bayston Road, Kings Heath, Birmingham, B14 5AN

£375,000

A Three Bedroom Semi-Detached Property





Bayston Road comprises in further detail:

The property is set back from the road and approached via fore garden with lawn area having slate chipped border to side, block paved driveway with circular planted bed leading to garage and step up to main entrance door opening to:

Entrance Porch

Windows to front aspect, ceiling spot light, built-in cupboard housing gas meter, built-in storage cupboard, tiled flooring and door to:

Entrance Hallway 12'9" x 6'2" max

Two obscured windows to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Ceiling light point, extractor fan, tiled flooring, radiator, pedestal wash hand basin with mixer tap over and low level flush w.c.

Lounge 16'3" max x 13'4" max

Window to front aspect, ceiling light point, radiator, feature fire surround with coal effect electric fire set on hearth and door to:

Kitchen/Diner - Dining Area 15'4" max x 8'9" max

Windows with double doors to rear aspect opening to rear garden, ceiling light point, wood effect flooring, radiator and opening to:

Kitchen Area 11'6" max x 10'10"

Window to rear aspect, door to hallway, ceiling spot lights, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink unit with mixer tap over, integrated oven with four ring induction hob and extractor hood over, integrated NEFF dish washer, space for American style fridge/freezer and door to:

Utility Room 14'7" max x 9'6" max

Sky light, double doors to rear aspect opening to rear garden, timber clad walls, radiator, a range of wall and base units with work surface over, inset sink and drainer unit, plumbing for washing machine, space for tumble dryer and undercounter fridge or freezer, door to storage cupboard and door to:

Garage 15'1" max x 8'4" max

Up and over door to front aspect, ceiling strip light and electric points.

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 12'10" x 11'8" into wardrobes

Window to front aspect, ceiling light point, radiator and a range of fitted wardrobes with sliding doors.

Bedroom Two 11'8" x 11' into wardrobes

Window to rear aspect, ceiling light point, radiator and a range of fitted wardrobes with sliding doors.

Bedroom Three 9' max x 8' max

Window to front aspect, ceiling light point, wood effect flooring, radiator and built-in wardrobe with double doors.

Bathroom 7'6" x 8'6"

Obscured window to rear aspect, ceiling light point, extractor fan, tiled walls and flooring, heated towel rail and a bathroom suite comprising: tiled panelled with mixer tap over, corner shower cubicle rain fall shower head over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via the dining area or the utility room and benefits from paved patio area with raised beds to sides, steps rising to lawn area with blue slate chipped border, planted bed to side, pathway leading to gate opening to further paved area and leading to:

Detached Rear Garage

Up and over door to front aspect leading to rear access lane.





Agent Notes:

1. We are advised by the vendors of the property that the property is opposite St Alban's Catholic Primary School.
2. We are advised by the vendors of the property that there is a shared driveway to the rear of the garden which leads off Bayston Road.
3. 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.

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

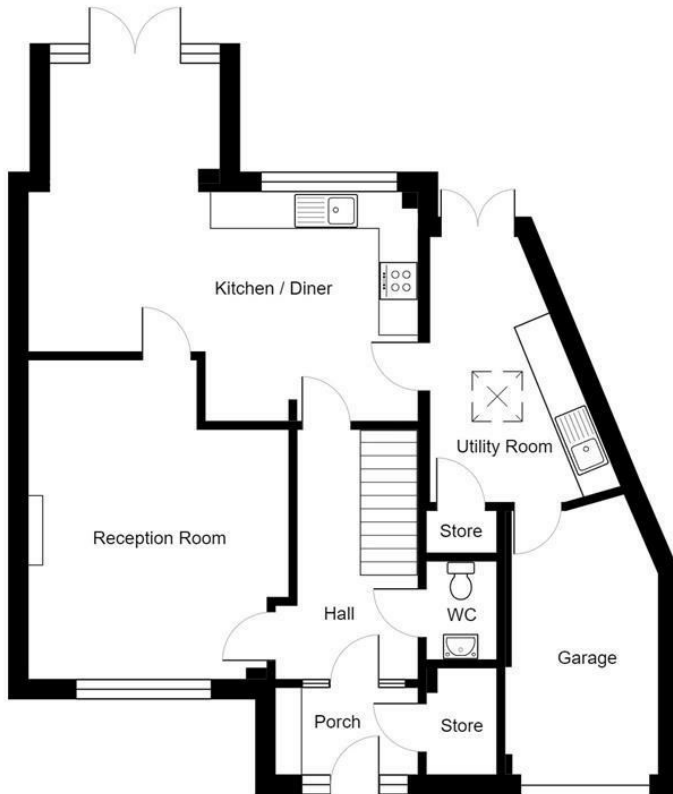
The vendor has informed us that the property is located within Birmingham City Council - Band C





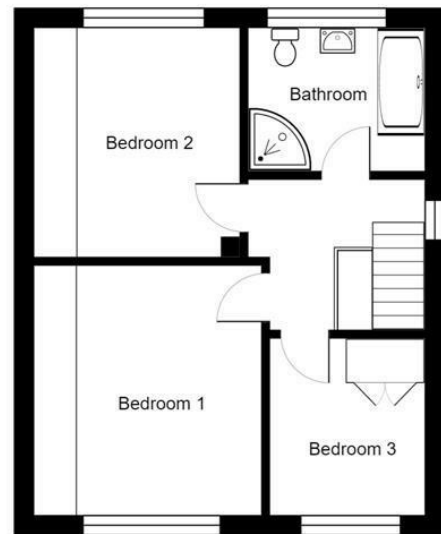
Ground Floor

Area: approx 79.7 m² ... 857 ft²



First Floor

Area: approx 46.3 m² ... 499 ft²



106 Bayston Road

Total Area: approx 126.0 m² ... 1356 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.

