



# HERITAGE ESTATE AGENCY



**45 Yarningale Road, Kings Heath, Birmingham, B14 6LT**

**£395,000**

**A Four Bedroom Property**







**Yarningale Road comprises in further detail:**

The property is set back from the road and approached via block paved fore garden with dwarf wall and hedgerow, gated access to side lean to and main entrance door with half moon window opening to:

**Entrance Hallway 12'8" x 9'4"**

Ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

**Under Stair Storage Cupboard**

Window to side aspect and plumbing for washing machine.

**Ground Floor W.C.**

Window to side aspect, obscured window to front aspect, ceiling light point, wall mounted boiler, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

**Open Plan Living/Dining/Kitchen-Living/Dining Area 28' max x 10'9"**

Bay window to front aspect, bi-folding doors to rear aspect opening to rear garden, two ceiling light points, wood effect flooring, two radiators and opening to L

**Kitchen Area 13'3" x 9'4"**

Bay window to rear aspect, ceiling light point, wood effect flooring 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 electric hob and extractor hood over, integrated fridge/freezer and dish washer.

**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 with pull down ladder and doors to:

**Bedroom One 15'5" max x 10'11"**

Bay window to front aspect, ceiling light point and radiator.

**Bedroom Two 12'3" x 10'11"**

Window to rear aspect, ceiling light point and radiator.

**Bedroom Three 6'5" x 9'6"**

Oriel window to front aspect, ceiling light point and radiator.

**Bedroom Four 7'1" max x 9'6" max**

Window to rear aspect, ceiling light point and radiator.

**Bathroom 5'10" x 6'1"**

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

**Loft Room 17'10" max x 17'5" ,ax**

Sky light, ceiling light point and boarded.

**Outside**

**Rear Garden**

Accessed via the living/dining/kitchen and benefits from decked area with step down to gravel area to outbuilding, mature trees, lawn area with gravel and stepping stone pathway leading to pedestrian door opening to:

**Outbuilding**

Wall mounted light point and low level flush w.c.





### **Detached Rear Garage 14'10" x 11'4"**

Window to rear aspect, double doors to front aspect opening to access way, electric and light points.

#### **Agent Notes:**

1. We are advised by the Vendor of the property that there is a shared driveway to the rear of the garden which leads off Yarningale Road.

2. We are informed by the Vendor that Building Regulation approval was obtained for works done to the property and a completion certificate will be available on completion.

3. We are advised by the Vendor that the rear driveway backs on to the Territorial Army Field Hospital base.

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**

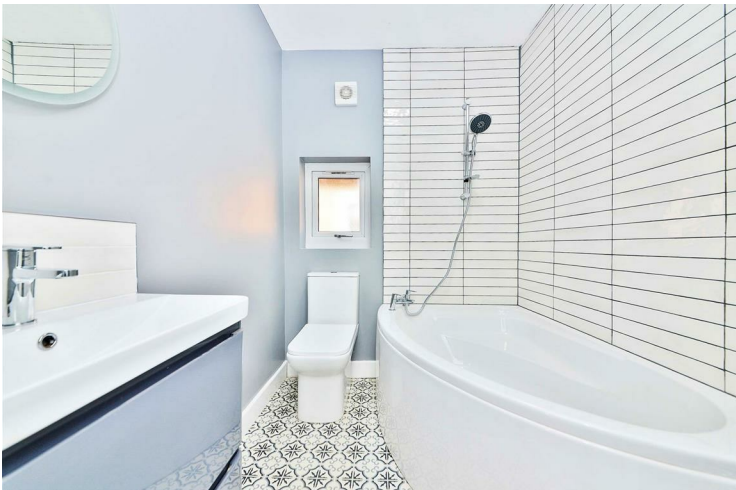
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

#### **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





**45 Yarningdale Road**

Total Area: approx 99.2 m<sup>2</sup> ... 1067 ft<sup>2</sup> (excluding outside wc, garage)

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.

