

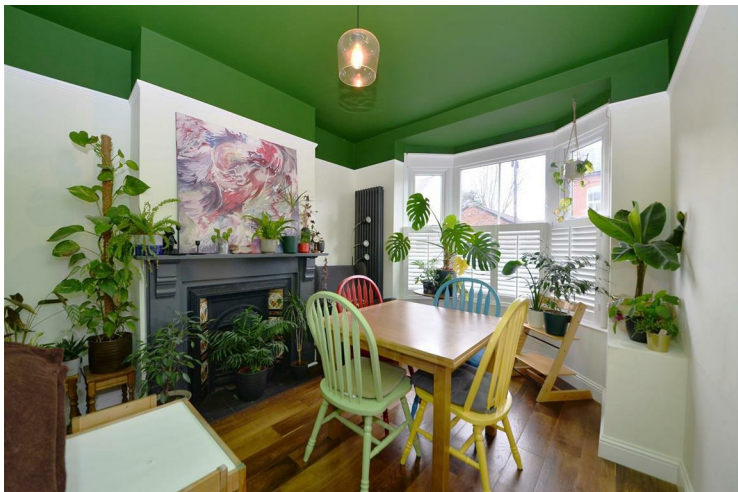


HERITAGE ESTATE AGENCY



155 Grange Road, Kings Heath, Birmingham, B14 7RX
£350,000

A Three Bedroom Mid Terrace Property





Grange Road comprises in further detail:

The property is set back from the road and approached via shared access to fore garden with dwarf wall to front and pathway leading to step up to main entrance door with window over opening to:

Entrance Vestibule

Picture rail, cupboard housing gas meter, tiled flooring and door to:

Through Lounge/Dining Room 24'10" max x 13'3" max

Bay window to front aspect with shutters, double doors with window over to rear aspect opening to rear garden, three ceiling light points, picture rail, wood effect flooring, three radiators, feature fire place with tiled inset and hearth, further feature fire surround with cast iron effect log burner set on hearth and door to:

Inner Lobby

Wood effect flooring, stairs rising to first floor accommodation and doors to:

Ground Floor W.C.

Window to side aspect, ceiling light point, extractor fan, tiled flooring, wall mounted wash hand basin with mixer tap over and low level flush w.c.

Breakfast Kitchen 20'8" x 7'10"

Window to side aspect, Velux window, double doors to rear aspect opening to rear garden, ceiling spot lights, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half

bowl sink and drainer unit with mixer tap over, integrated double oven with four ring gas hob and extractor hood over, integrated fridge/freezer, dishwasher and washer/dryer.

First Floor Accommodation

Leading from the inner lobby stairs rise to first floor accommodation leading onto:

Landing

Window to side aspect, ceiling light point, loft access with pull down ladder, wooden floor boards and doors to:

Airing Cupboard

Housing boiler.

Bedroom One 11'5" x 17'2" max

Window to front aspect, ceiling light point, radiator, original style feature fire place and built-in cupboard.

Bedroom Two 11'4" x 14'1" max

Window to rear aspect, ceiling light point, radiator and original style feature fire place with tiled hearth.

Bedroom Three 6'1" max x 11'9" max

Window to rear aspect, ceiling light point and radiator.

Bathroom 5'6" x 6'6"

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, column style radiator with towel rail and a fitted bathroom suite comprising: freestanding roll top bath with mixer shower over, wall mounted wash hand basin and low level flush w.c.

Outside





Rear Garden

Accessed via a gated shared side passageway, through lounge/dining room or the breakfast kitchen and benefits from blue brick pathway with planted bed to side leading to shared accessway, paved seating area, lawn area with shaped planted beds to sides, ornamental pond and shed.

Agent Note:

We are advised that there is a right of way for the neighbouring property to pass over part of the garden to access a shared side passageway.

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 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

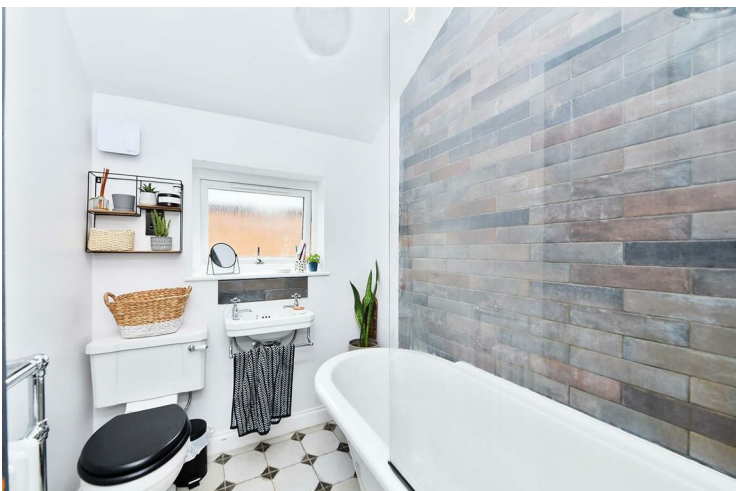
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

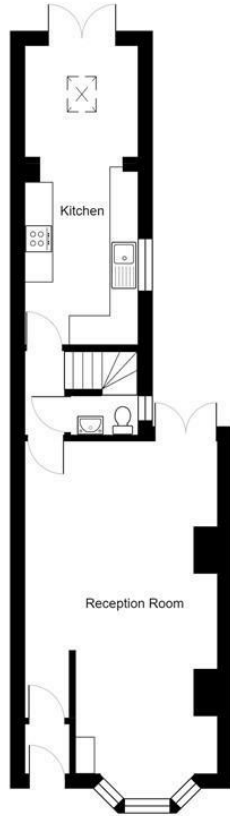
COUNCIL TAX BAND

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





Ground Floor
Area: approx 49.1 m² ... 529 ft²



First Floor
Area: approx 57.6 m² ... 620 ft²



155 Grange Road

Total Area: approx 106.7 m² ... 1149 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.

