



HERITAGE ESTATE AGENCY



11 Woodville Road, Kings Heath, Birmingham, B14 7AH
£400,000

A Three Bedroom Mid Terrace Property with Loft Room





Woodville Road comprises in further detail:

The property is set back from the road and approached via shared gated fore garden with dwarf wall to front, gravel area, palm trees and shared pathway leading to main entrance door with window over opening to:

Entrance Vestibule

Ceiling light point, Minton tiled flooring and feature stained glass door with stained glass window over opening to:

Entrance Hallway

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

Reception Area One 14'2" into bay x 10"

Bay window with fitted shutters to front aspect, ceiling light point with ceiling rose, picture rail, wood flooring, cupboard housing meter, column style radiator and step down to:

Reception Area Two 13'5" max x 13'5" into recess

French style doors with windows over to rear aspect opening to rear garden, ceiling light point, picture rail, feature built-in book shelves with storage cupboards, radiator, brick recess to chimney breast with log burner set on hearth and door to:

Breakfast Kitchen 18'5" x 8'5"

Two windows to side aspect, French style doors with window over to rear aspect opening to rear garden, two ceiling light points, tiled 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, space for cooker, plumbing for washing machine and dish washer, fitted shelving, wall mounted boiler and radiator.

First Floor Accommodation

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

Split Level Landing

Ceiling spot lights, stairs rising to loft and doors to:

Bedroom One 11'10" x 11'8"

Windows to front aspect, ceiling spot lights, wood flooring, column style radiator and built-in wardrobes.

Bedroom Two 13' x 7'9" max

Window to rear aspect, coved ceiling, ceiling light point, fitted shelving, wood flooring and radiator.

Bedroom Three 11'1" x 8'6"

Window to rear aspect, ceiling light point, picture rail and radiator.

Family Bathroom 5'5" x 7'2"

Window to side aspect, ceiling light point, part tiled walls, tiled flooring, column style radiator with towel rail and a bathroom suite comprising: panelled bath with wall mounted rain fall style shower and additional shower head over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Loft Area

Leading from the first floor landing stairs rise to:

Landing

Ceiling spot lights, storage cupboard and doors to:

Loft Room 21'11" max x 13'3" max

An irregular shaped room with three sky lights to front aspect, dormer window to rear aspect with window seat, ceiling spot lights, access to over stair storage cupboard, access to eaves storage, radiator and door to:

En-Suite Shower Room

Window to rear aspect, ceiling spot lights, part tiled walls, tiled flooring, heated towel rail and a suite comprising: shower cubicle with wall mounted shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

Accessed via reception area two or the breakfast kitchen and benefits from original style blue brick pathway leading to brick seating area with Pergola, lawn area and slate area to rear with gated rear access.





Agent Notes:

1. 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.

2. We are advised by the vendor that the loft conversion does not have Building Regulation approval and that the vendors have obtained a Letter of No Action from Birmingham City Council for the works carried out.

3. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Woodville Road.

4. We are advised by the Vendors that land at the rear of the garden measuring approximately 10' is leasehold with a term of 99 years (from 29/9/1969) from Birmingham City Council. A rent of one shilling is payable per annum.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors 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 C





Total area: approx. 118.5 sq. metres (1275.7 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

11 Woodville Road

VIEWING By appointment through 'Heritage'

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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.

