



HERITAGE ESTATE AGENCY



101 Addison Road, Kings Heath, Birmingham, B14 7EP
£350,000

A Three Bedroom Mid Terrace Property





Addison Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall and wrought iron effect fencing to front, slate chipped area, shrubs and pathway leading to steps up to main entrance door with obscured window over opening to:

Entrance Vestibule

Coved ceiling, built-in cupboard housing gas meter, wall mounted electric meter cupboard, tiled flooring and door with obscured window over opening to:

Entrance Hallway

Coved ceiling, ceiling light point, tiled flooring, radiator and door to reception areas.

Reception Area One 14'4" into bay x 9'11" into recess

Sash style bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wooden flooring, radiator, feature fire surround with coal effect gas fire set on hearth and opening to:

Reception Area Two 12'1" x 13'5" into recess

French style doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point with rose, wooden flooring, radiator, feature fire surround with coal effect gas fire set on hearth and door to:

Inner Lobby

Ceiling light point, tiled flooring, stairs rising to first floor accommodation and doors to:

Under Stair Storage Cupboard

Window to side aspect and tiled flooring.

Breakfast Kitchen 17'5" x 7'1"

Window to side aspect, French style doors to rear aspect opening to rear garden, ceiling spot lights, tiled flooring and a

fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated eye level double oven and four ring gas hob with extractor hood over, plumbing for dish washer and washing machine, space for fridge/freezer, breakfast bar, concealed boiler and wall mounted vertical contemporary style radiator.

First Floor Accommodation

Leading from the inner lobby a turning stair case rises to first floor accommodation leading onto:

Landing

Two ceiling light points, loft access with pull down ladder, radiator and doors to:

Bedroom One 12'4" into wardrobes x 13'6" into recess

Two sash style windows to front aspect, ceiling light point with ceiling rose, wood effect flooring, radiator and fitted wardrobes with sliding doors.

Bedroom Two 12'4" x 9'10"

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 8'3" x 7'

Window to rear aspect, ceiling light point and radiator.

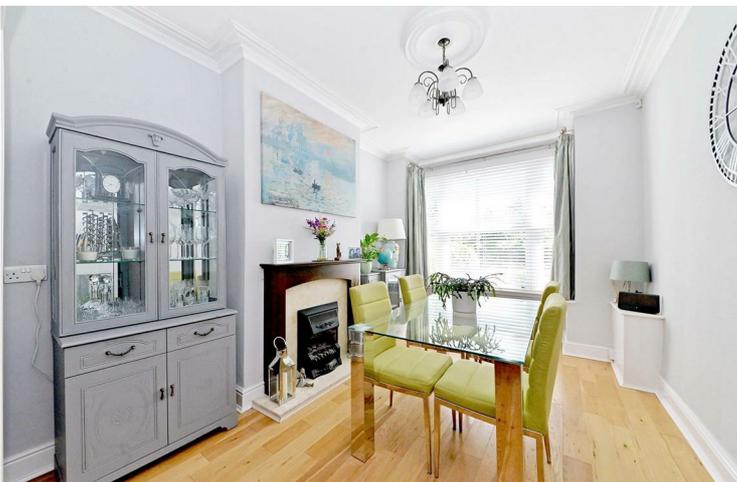
Shower Room

Obscured window to side aspect, ceiling spot lights, tiled walls and flooring, under floor heating, heated towel rail, built-in high level storage cupboard and a suite comprising: corner shower cubicle with thermostatic mixer 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 paved pathway with raised planted beds to side





leading to paved patio area, lawn area with planted beds to sides, central stepping stone pathway leading to to block paved seating area with shed and gated rear access.

Agent Notes:

1. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Gaddesby Road.
2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the road in front of the property is subject to parking restrictions.
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.

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.

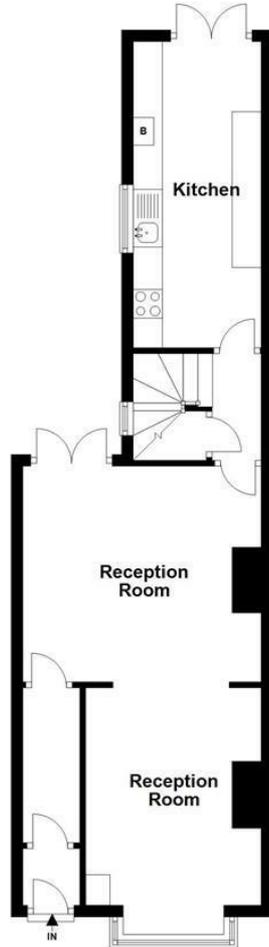
COUNCIL TAX BAND

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

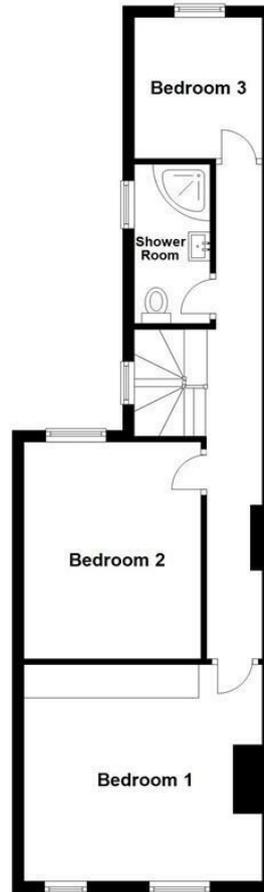




Ground Floor
Approx. 47.9 sq. metres (516.1 sq. feet)



First Floor
Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 95.5 sq. metres (1027.5 sq. feet)

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

101 Addison Road

VIEWING By appointment through 'Heritage'

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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.

