



# HERITAGE ESTATE AGENCY



**6 Stacey Drive, Kings Heath, Birmingham, B13 0QT**

**£350,000**

**A Three Bedroom Semi-Detached Property**





### **Stacey Drive comprises in further detail:**

The property is set back from the road and approached via blocked paved area providing car parking, lawned fore garden, planted beds, pathway leading to gated side access and main entrance door opening to:

#### **Entrance Lobby**

Coved ceiling, ceiling spot lights, tiled flooring, radiator and doors to:

#### **Ground Floor W.C.**

Ceiling spot lights, extractor fan, tiled flooring, heated towel rail, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Lounge 17'4" max x 12' excl stairs**

Window to front aspect, coved ceiling, ceiling spot lights, stairs rising to first floor accommodation with under stair storage cupboard, two radiators and door to:

#### **Kitchen Diner 12'1" max x 15'1" max**

Window to rear aspect, French style doors to rear aspect opening to rear garden, coved ceiling, ceiling spot lights, extractor fan, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated double oven and four ring gas hob with extractor hood over, plumbing for washing machine, integrated fridge/freezer and dish washer, concealed boiler and radiator.

#### **First Floor Accommodation**

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

#### **Landing**

Ceiling light point, loft access and doors to:

#### **Bedroom One 13' max x 11'2" max**

Window to rear aspect, ceiling light point, radiator, built-in wardrobes with sliding doors, built-in storage cupboard and door to:

#### **En-Suite Shower Room**

Obscured window to rear aspect, ceiling spot lights, extractor fan, electric shaver socket, part tiled walls, tiled flooring, heated towel rail and a suite comprising: walk-in shower cubicle with wall mounted electric shower over, wash hand basin with mixer tap over encased in vanity unit and inset w.c.

#### **Bedroom Two 10'6" x 7'11" max**

Window to front aspect, ceiling light point, radiator and built-in wardrobe with sliding doors.

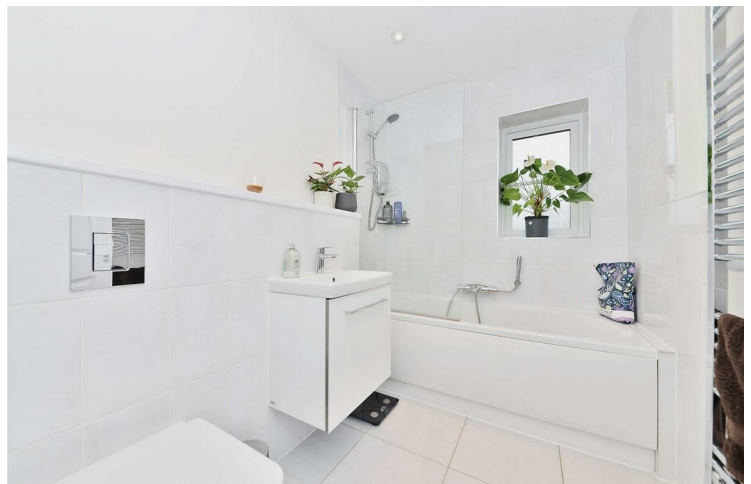
#### **Bedroom Three 7' x 6'10"**

Window to front aspect, ceiling light point and radiator.

#### **Family Bathroom 5'10" x 8'**

Obscured window to side aspect, ceiling spot lights, extractor fan, electric shaver socket, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over and further wall mounted electric shower over, shower screen, wash hand basin with mixer tap over encased in vanity unit and inset w.c.

#### **Outside**





### **Rear Garden**

Accessed via a gated side access or the kitchen diner and benefits from paved patio area and lawn area.

### **Agent Note:**

We are advised by the vendor that Stacey Drive is a private road and as such is not maintained by the local council. We understand that a service charge of £232.90 per six months, is currently payable for the upkeep of the common areas.

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.

### **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.

### **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.

### **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.

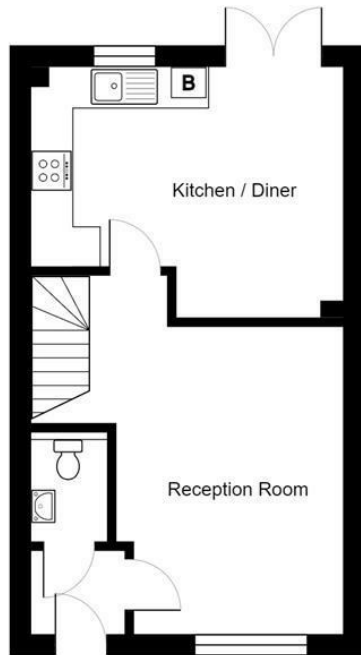
### **COUNCIL TAX BAND**

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





**Ground Floor**  
Area: approx 38.7 m<sup>2</sup> ... 416 ft<sup>2</sup>



**First Floor**  
Area: approx 38.9 m<sup>2</sup> ... 418 ft<sup>2</sup>



## 6 Stacey Drive

Total Area: approx 77.5 m<sup>2</sup> ... 834 ft<sup>2</sup>

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.

