



# HERITAGE ESTATE AGENCY



**90 Station Road, Kings Heath, Birmingham, B14 7SR**

**£450,000**

**A Four Bedroom Mid Terrace Property**





**Station Road comprises in further detail:**

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

**Entrance Vestibule**

Coved ceiling and opening to:

**Split Level Entrance Hallway**

Coved ceiling, two ceiling light points, part original style Minton tiled flooring, part wood flooring, stairs rising to first floor accommodation with under stair storage cupboard, radiator and doors to:

**Reception Room One 14'5" max x 11'10" max**

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator and feature recess to chimney breast with log burner set on hearth.

**Reception Room Two 14'1" x 9'5" max**

French style doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator and original style fire place with hearth.

**Utility Cupboard**

Obscured window to side aspect, ceiling light point, wall mounted gas boiler, tiled flooring and plumbing for washing machine.

**Ground Floor W.C.**

Obscured window to side, ceiling light point, tiled flooring, radiator, pedestal wash hand basin and low level flush w.c.

**Dining Kitchen - Dining Area 27'2" x 10'1" max**

Sash style window to side aspect, ceiling light point,

Herringbone style wood flooring, radiator and opening to:

**Kitchen Area**

Windows to side and rear aspects, Velux window, door to side aspect opening to rear garden, tiled flooring, column style radiator 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, space for range style oven with extractor hood over, space for American style fridge/freezer and integrated dish washer.

**First Floor Accommodation**

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

**Split Level Landing**

Ceiling light point, stairs rising to second floor accommodation and doors to:

**Bedroom One 12'4" x 17'1" max**

Two sash style windows to front aspect, coved ceiling, ceiling light point and radiator.

**Bedroom Two 14'2" x 11'1" max**

Window to rear aspect, ceiling light point and radiator.

**Bedroom Three 11'1" max x 10'1" max**

Window to rear aspect, ceiling light point and radiator.

**Family Bathroom 7'8" x 6'9"**

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.





### Second Floor Accommodation

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

#### Landing

Velux window and further steps up to door opening to:

#### Bedroom Four 14'10" max x 16'3" max

Dormer window to front aspect, ceiling light point, radiator and door to:

(With some restricted head height)

#### En-Suite Shower Room 4'5" x 10'7"

Velux window, ceiling light point, part tiled walls, tiled flooring, heated towel rail and a suite comprising: walk-in shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

#### Outside

##### Rear Garden

Accessed via a shared gated side access, reception room two or the kitchen and benefits from block paved pathway to seating area, raised planted bed to side, steps down to lawn area, planted borders and mature tree.

#### 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

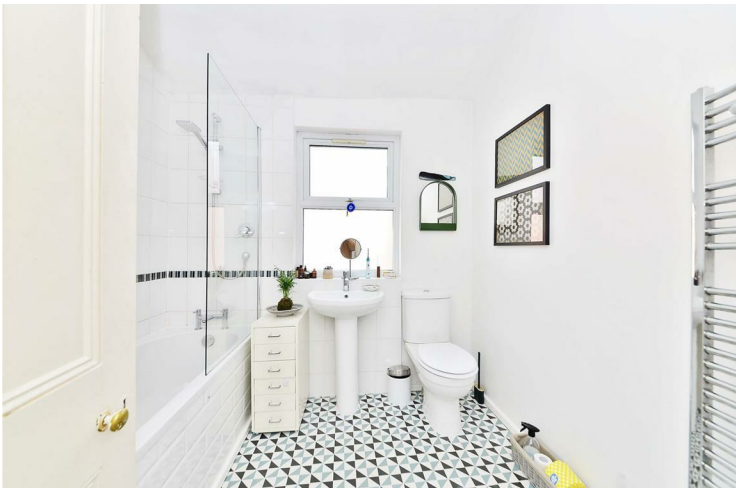
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

#### 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.

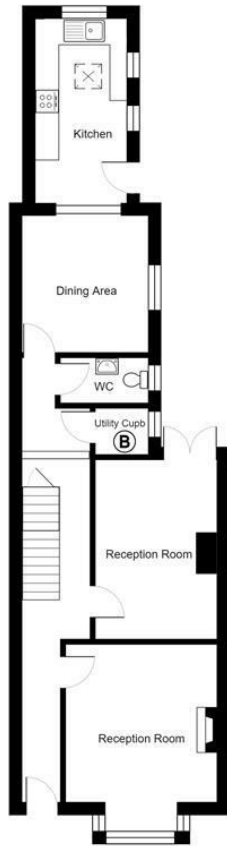
#### COUNCIL TAX BAND

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

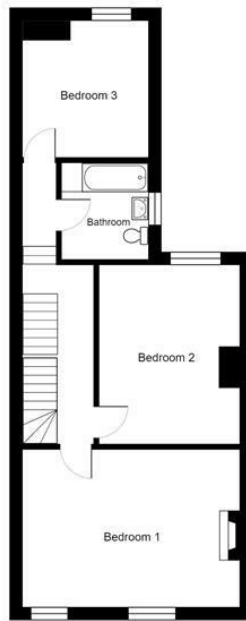




**Ground Floor**  
Area: approx 67.9 m<sup>2</sup> ... 730 ft<sup>2</sup>



**First Floor**  
Area: approx 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>



**Second Floor**  
Area: approx 35.8 m<sup>2</sup> ... 385 ft<sup>2</sup>



90 Station Road

Total Area: approx 164.4 m<sup>2</sup> ... 1769 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

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.

