



HERITAGE ESTATE AGENCY



169 Highbury Road, Kings Heath, Birmingham, B14 7QS

£375,000

A Three Bedroom Mid Terrace Property





Highbury Road comprises in further detail:

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

Entrance Vestibule

Coved ceiling, ceiling light point, dado rail, tiled flooring and door to:

Entrance Hallway

Two ceiling light points, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Cellar

Reception Room One 14' max x 10'6" max

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, built-in storage cupboard, radiator and feature fire place with tiled hearth.

Reception Room Two 12'1" x 10'6" max

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point, picture rail, wooden flooring, radiator and decorative fire surround.

Breakfast Kitchen 17'3" x 9'2"

Sash style window to side aspect, further window to side aspect, door to rear aspect opening to rear garden, coved ceiling, three ceiling light points, radiator, wall mounted boiler, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink unit with mixer tap over, space for cooker, fridge/freezer and tumble dryer, plumbing for washing machine and dish washer.

First Floor Accommodation

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

Landing

Sky light to loft area, ceiling light point, loft access with pull down ladder, wooden flooring, radiator and doors to:

Bedroom One 12'2" x 15'8" max

Two windows to front aspect, ceiling light point, picture rail, wooden flooring, radiator and decorative fire surround.

Bedroom Two 12'2" x 12'7" max

Window to rear aspect, ceiling light point, picture rail, wooden flooring, radiator, decorative fire place and built-in over stair storage cupboard.

Bedroom Three 10'8" x 9'3" max

Window to rear aspect, ceiling light point, wooden flooring and radiator.

Bathroom 5'7" x 6'1"

Obscured window to side aspect, ceiling light point, radiator and a bathroom suite comprising: bath with electric shower over, pedestal wash hand basin and low level flush w.c.

Loft 20' x 15'9"

Boarded. With some restricted head height.

Outside





Rear Garden

Accessed via a gated shared side access, reception room two or the breakfast kitchen and benefits from paved pathway leading to paved patio area, lawn area with planted beds to sides, wood chipped area to rear with mature plants and trees.

Agent Note

We have not been able to verify whether works/extensions 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





169 Highbury Road

Total Area: approx 131.6 m² ... 1416 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.

