



HERITAGE ESTATE AGENCY



31 Frances Road, Kings Norton, Birmingham, B30 3DU
£210,000

A Three Bedroom Mid Terrace Property (bedroom three accessed via bedroom two)





Frances Road comprises in further detail:

The property is set back from the road and approached via fore garden with shared pathway leading to steps up to main entrance door with window over opening to:

Reception Room One 14' into bay x 11'4" max

Bay window to front aspect, coved ceiling, ceiling light point, wood effect flooring, radiator, feature fire surround with hearth and door to:

Inner Lobby

Door to under stair storage cupboard and step up to opening into:

Reception Room Two 13' x 11'5" max

Window to rear aspect, ceiling light point, door to stairs rising to first floor accommodation, radiator and door to:

Kitchen 10' x 6'5"

Window to side aspect, two ceiling light points, tiled flooring, radiator 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 with extractor hood over, integrated fridge/freezer, concealed boiler and opening to:

Rear Lobby

Door to side aspect opening to rear garden, ceiling light point, plumbing for washing machine, tiled flooring and door to:

Ground Floor Bathroom 5'10" x 6'

Obscured window to side aspect, ceiling light point,

extractor fan, part tiled walls, tiled flooring, built-in cupboard, radiator and a bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Landing

Ceiling light point, loft access and doors to:

Bedroom One 11'10" x 11'4" max

Two windows to front aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Two 13' x 11'4" max

Window to rear aspect, ceiling light point, radiator, door to over stair storage cupboard and further door to:

Bedroom Three 10'3" max x 6'5" max

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

Outside

Rear Garden

Accessed via a gated shared side passageway or the rear lobby and benefits from paved patio with steps up to lawn area, planted beds to sides and shed to rear.

Agent Notes:

1. We are obliged to disclose that a member of Heritage Estate Agency Limited staff has an interest in 31 Frances Road.





2. We are advised that there is a right of way for this property to pass over the gardens of neighbouring properties to access a shared side passageway.

3. Heritage Estate Agency advise potentially interested parties that there are commercial premises and a railway line nearby.

4. 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.

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 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.

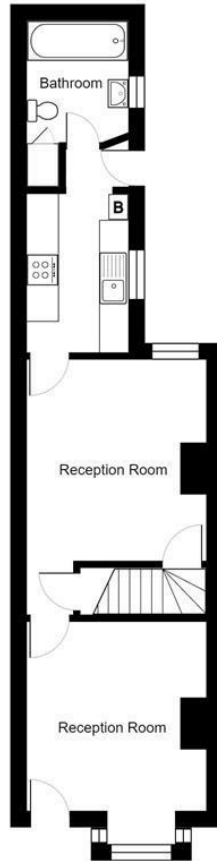
COUNCIL TAX BAND

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

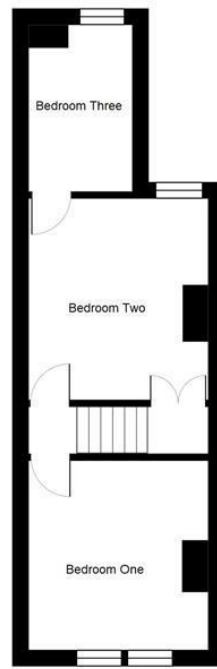




Ground Floor
Area: approx 43.5 m² ... 468 ft²



First Floor
Area: approx 36.6 m² ... 394 ft²



31 Frances Road

Total Area: approx 80.1 m² ... 862 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.

