



HERITAGE ESTATE AGENCY



8 Livingstone Road, Kings Heath, Birmingham, B14 6DJ

£450,000

A Four/Five Bedroom End Terrace Property





Livingstone Road comprises in further detail:

The property is set back from the road and approached via paved driveway with raised planted bed and steps rising to main entrance door opening to:

Entrance Vestibule

Ceiling light point, meter cupboard, wooden floor boards and door with window over opening to:

Entrance Hallway

Internal window over looking reception room two, two ceiling light points, stairs rising to first floor accommodation with open storage area beneath, wall mounted electric meter, radiator, door to kitchen and further door to:

Reception Room One 18'6 max x 13' max

Bay window with built-in cupboards to front aspect, coved ceiling, ceiling light point, fitted book shelving, radiator, feature fire surround with coal effect gas fire inset and door to:

Reception Room Two 9'1 x 11'2 max

Window to rear aspect, internal window over looking hallway, coved ceiling, ceiling light point, built-in book shelving, wooden floor boards, radiator and wall mounted gas fire.

Breakfast Kitchen 13'10 x 9'5

Windows to side and rear aspects, two ceiling light points 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, space for fridge/freezer, radiator and door to:

Utility Room 8'4 x 6'3

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, base unit with inset sink and drainer unit and mixer tap over, plumbing for washing machine, space for fridge/freezer, extractor fan, radiator and door to:

Ground Floor W.C.

Ceiling light point, extractor fan, wall mounted boiler and low level flush w.c.

First Floor Accommodation

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

Landing

Two ceiling light points, door to stairs rising to second floor accommodation and further doors to:

Airing Cupboard

Housing hot water tank.

Bedroom One 12'7 x 14'2 max

Window to front aspect, ceiling light point, wooden floor boards, radiator and built-in wardrobes to recesses.

Bedroom Two 12'4 x 11'2 max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 14'2 max x 9'7 max

Window to side aspect, ceiling light point, radiator and door with steps down to:

Study/Bedroom Five 11'9 x 6

Windows to rear and side aspects and ceiling light point.

Bathroom 8'7 x 6'3

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

Second Floor Accommodation

Door from the first floor landing leads to stairs rising to second floor accommodation leading onto:

Landing/Store Room 6' x 8'9

Ceiling light point, door to bathroom and opening to:

Bedroom Four 12'8 x 11'1 max

Window to front aspect, ceiling light point, radiator and doors to loft space. With some restricted head height.





Bathroom 6'3 max x8'9 max

Obscured window to side aspect, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: panelled bath, pedestal wash hand basin, low level flush w.c. and built-in storage cupboard.

Outside

Rear Garden

Accessed via a shared gated side access or the utility room and benefits from a blue brick pathway leading to patio area with shed, further pathway leading to lawn area with mature planted beds and ornamental pond.

Agent Notes:

1. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

2. We have been informed by the vendors that the front of the property was underpinned in 1987 and in 2005 the rear of the property was strapped. Helibars were installed in 2023 and a certificate of structural adequacy provided. We understand these occurrences were a result of faulty drains causing subsidence and works were carried out via the house insurer. Further information is available upon request.

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

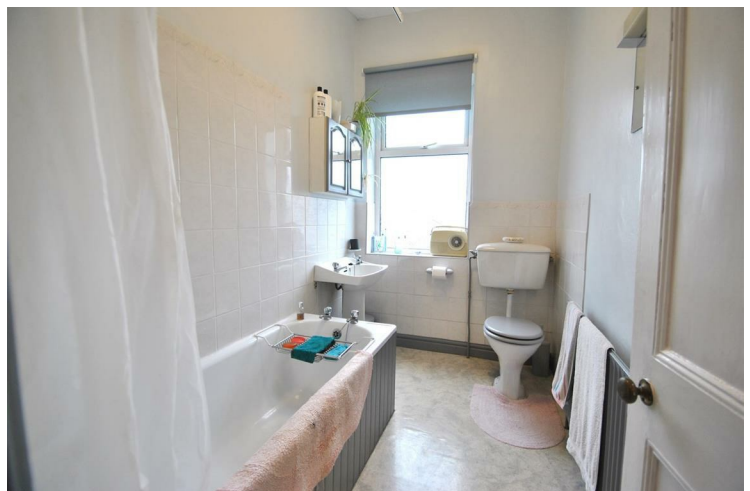
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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

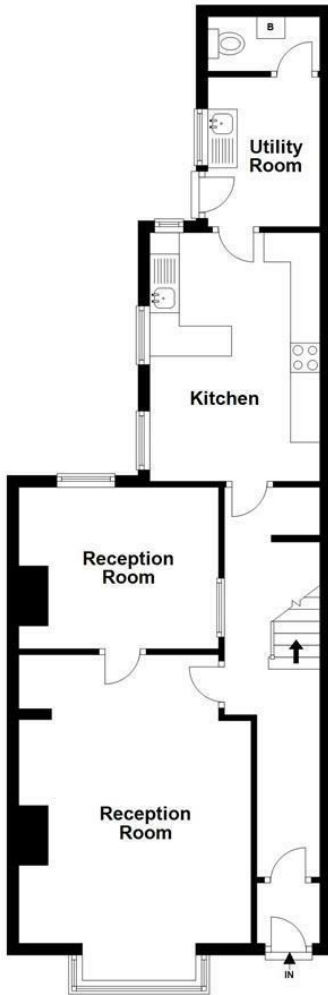
The vendor has informed us that the property is located within Birmingham City Council - Band D





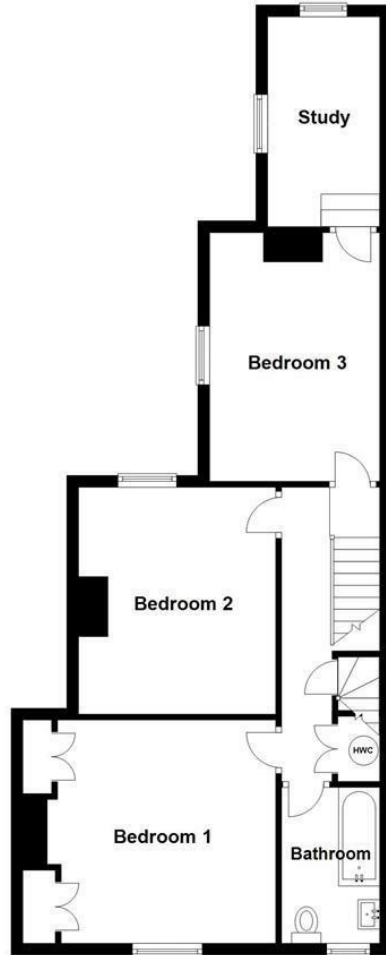
Ground Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



Second Floor

Approx. 24.0 sq. metres (258.2 sq. feet)



Total area: approx. 147.2 sq. metres (1584.9 sq. feet)

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

8 Livingstone Road, Kings Heath

VIEWING By appointment through 'Heritage'

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

