



# HERITAGE ESTATE AGENCY



**4 Edstone Close, Kings Norton, Birmingham, B30 3ND**  
**£325,000**

**A Three Bedroom Detached Property**





### **Edstone Close comprises in further detail:**

The property is set back from the road and approached via fore garden with driveway to garage, lawn area, planted beds and pathway leading to:

#### **Open Canopy Porch**

Wall mounted light point and main entrance door opening to:

#### **Entrance Hallway**

Ceiling light point, tiled flooring, stairs rising to first floor accommodation, under stair storage cupboard, radiator and doors to:

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

Window to front aspect, tiled flooring, radiator, pedestal wash hand basin with tiled splash back and low level flush w.c.

#### **Lounge 17' x 10'4"**

Window to front aspect, two ceiling light points, two radiators, feature fire place with electric fire inset and French style doors with windows to sides opening to:

#### **Conservatory 8'1" x 11'2"**

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, ceiling light point, tiled flooring and wall mounted electric heater.

#### **Dining Kitchen 17' x 9'2"**

Windows to front and rear aspect, door to rear aspect opening to rear garden, two ceiling light points, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units, tiled surrounds, work surfaces over, inset sink and drainer unit with mixer tap over,

integrated oven with gas hob and extractor hood over, plumbing for dishwasher and washing machine, space for fridge/freezer, wall mounted boiler and radiator.

#### **First Floor Accommodation**

Leading from the entrance hallway a turning stair case rises to first floor accommodation leading onto:

#### **Landing**

Window to side aspect, ceiling light point and doors to:

#### **Airing cupboard**

Housing thermal storage tank.

#### **Bedroom One 11'9" to wardrobes x 9'5"**

Window to front aspect, ceiling light point, radiator, built-in wardrobes and door to:

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

Obscured window to rear aspect, extractor fan, part tiled walls, radiator, tiled flooring and a suite comprising: shower cubicle with mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

#### **Bedroom Two 9'4" x 10'7"**

Window to rear aspect, ceiling light point and radiator.

#### **Bedroom Three 7'2" x 10'7"**

Window to front aspect, ceiling light point and radiator.

#### **Bathroom 6'4" x 6'5"**

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





## Outside

### Rear Garden

Accessed via the kitchen or conservatory and benefits from paved patio area, lawn area with planted beds and pedestrian door to:

### Garage 17'3" x 9'2"

Up and over door to front aspect, electric and light points.

### 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

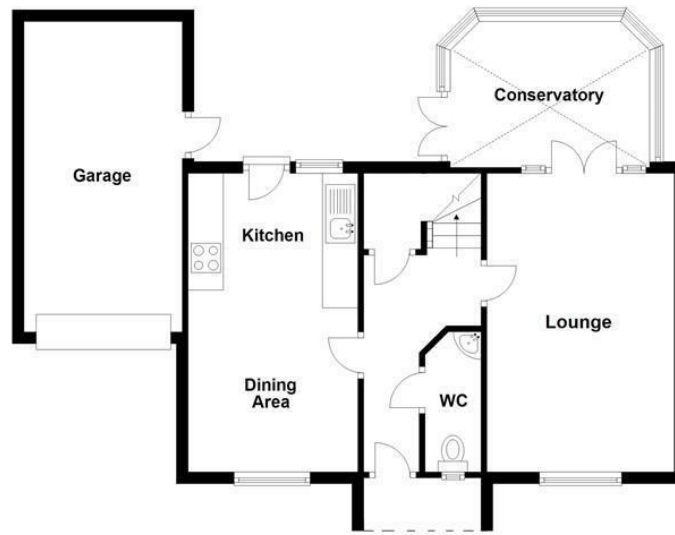
The vendor has informed us that the property is located within Birmingham City Council - Band D



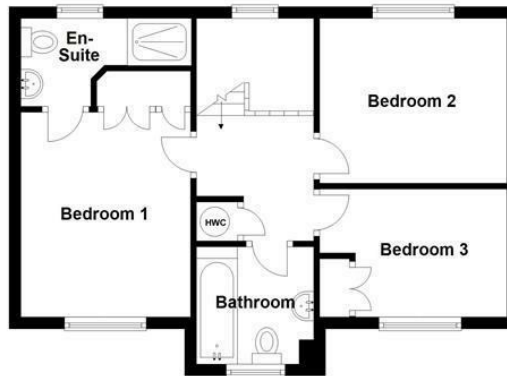


## 4 Edstone Close, Kings Norton, B30 3ND

Ground Floor



First Floor



Not to scale. For illustrative purposes only

**VIEWING** By appointment through 'Heritage'

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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.

