



HERITAGE ESTATE AGENCY



58 Drayton Road, Kings Heath, Birmingham, B14 7LR

£360,000

A Three Bedroom Mid Terrace Property





Drayton 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:

Vestibule

Coved ceiling, built in gas meter cupboard, wall mounted electric meter and door with stained glass panels opening to:

Hallway

Ceiling rose, ceiling light point, dado rail and doors to:

Reception Room One 14'6" max x 8'10" max

Bay window to front aspect, ceiling light point, coved ceiling, picture rail, radiator, built in cupboard and decorative fire surround.

Reception Room Two 12'3" x 12'1" max

Floor to ceiling window to rear aspect, coved ceiling, ceiling light point, radiator, original style fireplace with tiled hearth and built in cupboard with bookshelves above.

Inner Lobby

Stairs rising to first floor accommodation, radiator and door to:

Cloaks/W.C.

Obscured window to side aspect, wall light point, wall mounted wash basin and low level flush w.c.

Breakfast Kitchen 21'4" x 7'1"

Three windows to the side aspect, double doors to rear aspect opening to rear garden, ceiling spot lights, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with wood effect work

surfaces over, inset sink unit and mixer tap, integrated double oven and four ring gas hob with chimney extractor over, integrated dishwasher and fridge freezer, wall mounted concealed gas boiler.

First Floor Accommodation

Leading from the inner lobby stairs rise to first floor accommodation leading onto:

Landing

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

Bedroom One 12'4" x 14' max

Two windows to front aspect, ceiling light point, radiator, decorative fire surround and built in cupboard.

Bedroom Two 12'3" x 10'10" max

Window to rear aspect, coved ceiling, ceiling light point, picture rail, decorative fire surround and radiator.

Bedroom Three 12'9" x 7'4" max

Window to rear aspect, ceiling light point, radiator and built in wardrobe.

Bathroom 8'2" x 4'6"

Window to side aspect, ceiling spot lights, extractor fan, heated towel rail, tiled flooring, partially tiled walls and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, wash basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side access or the kitchen and benefits from a raised decked seating area and path, lawned area with planted beds and flagged path with steps to shed.





Agent Notes:

1. The vendor informs us that Birmingham City Council are carrying out the final inspection on Thursday 9th May for building regulations compliance on alterations made to the kitchen.

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property overlooks St. Dunstons Primary School.

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.

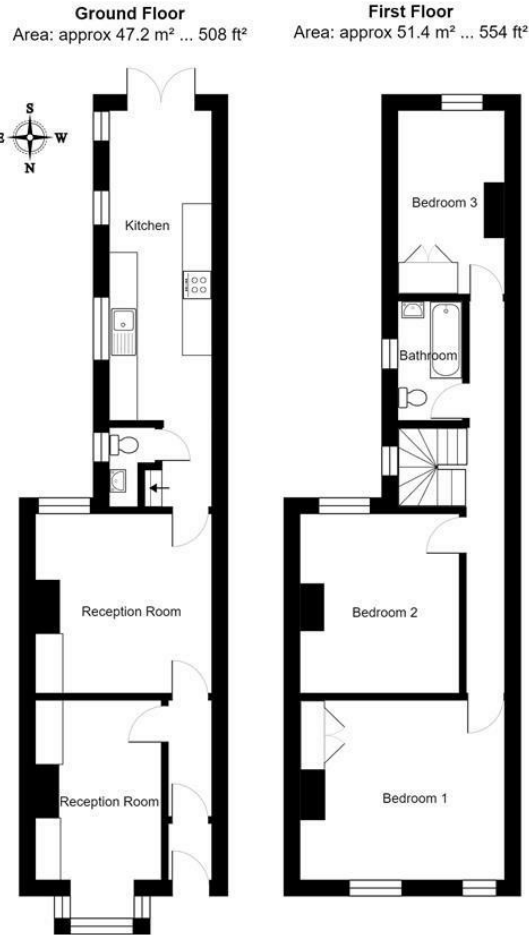
GENERAL INFORMATION

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





58 Drayton Road in Kings Heath

Total Area: approx 98.6 m² ... 1061 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.

