



HERITAGE ESTATE AGENCY



53 Vicarage Road, Kings Heath, Birmingham, B14 7QA

£425,000

A Four Bedroom Semi-Detached Property





Vicarage Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, lawn area with planted bed, driveway leading to gated side access and main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling light point, gas meter, tiled flooring and door to:

Entrance Hallway 17'3"

Stained glass window to front aspect, ceiling light point, picture rail, tiled flooring, stairs rising to first floor accommodation with cupboard beneath, radiator and doors to:

Storage Cupboard

Housing electric meter.

Reception Room One 17'2" into bay x 13'5" max

Bay window to front aspect with stained glass panels and feature archway, two stained glass windows to side aspect, coved ceiling, ceiling light point with ceiling rose, plate rack, picture rail, wooden flooring, radiator, feature fire place with tiled insets and hearth.

Reception Room Two 17'8" into bay x 12'5" max

Bay window with doors and stained glass panels to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, four wall mounted light points, picture rail, wooden flooring, radiator, feature fire surround with space for cast iron effect stove and hearth. (Stove is negotiable)

Breakfast Area 10' x 12'4"

Two windows to side aspect, ceiling light point, wooden flooring, recess with space for fridge/freezer, radiator, feature brick chimney breast with space for log burner (Stove is negotiable) and opening to:

Kitchen Area 22'10" x 6'10"

Three windows to side aspect, ceiling light point, ceiling spot lights, wooden 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, integrated double oven and five ring gas hob, plumbing for dish washer and washing machine, space for freezer, wall mounted boiler and opening to:

Sun Room 8' x 10"

Windows to front, side and rear aspects, double doors to rear aspect opening to rear garden, ceiling light point and wooden flooring.

First Floor Accommodation

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

Landing

Stained glass window to front aspect, ceiling light point, picture rail, stairs rising to second floor accommodation and doors to:

Bedroom One 17'2" into bay x 13'5"

Bay window with stained glass panels inset to front aspect, two ceiling light points, picture rail, radiator and original style feature fire place with tiled insets.





Bedroom Two 15'2" into bay x 12'6" max

Bay window to rear aspect, two ceiling light points, picture rail, radiator, original style feature fire place with tiled insets and built-in cupboard.

Bedroom Three 9'8" x 9'3"

Window to side aspect, coved ceiling, ceiling light point, picture rail, radiator and feature fire surround.

Family Bathroom 12' max x 6'9" max

Obscured windows to side and rear aspects, two ceiling light points, part tiled walls, tiled flooring, radiator, built-in cupboard and a bathroom suite comprising: free standing roll top bath with electric shower over, counter top wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading to:

Landing

Ceiling light point and doors to:

Bedroom Four 12'8" max x 12'6" max

Window to side aspect, ceiling light point and built-in wardrobe with double doors. With some restricted head height.

Shower Room 6'6" max x 8'3" into shower area

Wall mounted light point, tiled flooring, electric shaver socket and a suite comprising: fully tiled walk-in shower cubicle with electric shower over, wall mounted wash hand basin, low level flush w.c. and door to:

Store Room 15' x 11'2"

Velux window and ceiling spot lights. With some restricted head height.

Outside

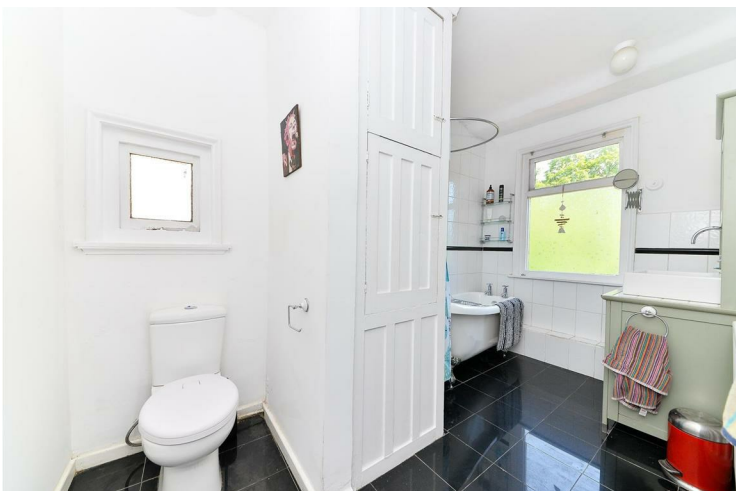
Rear Garden

Accessed via gated access, reception room two or the sun room and benefits from paved patio area, lawn area, a variety of plants and shrubs.

Agent Notes:

1. 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.
2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the road in front of the property is subject to parking restrictions.

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.





53 Vicarage Road

Total Area: approx 185.8 m² ... 2000 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'

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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.

