



# HERITAGE ESTATE AGENCY



**5 Woodthorpe Gardens, Kings Heath, Birmingham, B14 6EX**  
**£280,000**

**A Three Bedroom Detached Property**





### **Woodthorpe Road comprises in further detail:**

The property is set back from the road with access to block paved parking leading to single detached garage. The property is approached via a shared pathway leading to fore garden benefitting from planted beds, paved area with gated side access and leading to:

### **Open Canopy Porch**

Main entrance door opening to:

### **Lobby**

Coved ceiling, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and door to:

### **Lounge 16' max x 11'5" max**

Window to front aspect, coved ceiling, ceiling light point, built-in under stair storage cupboard, radiator, feature fire surround with electric fire set on hearth and door to:

### **Dining Kitchen 8'6" x 14'7"**

Window to rear aspect, French style doors to rear aspect opening to rear garden, 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, integrated double oven with four ring electric hob and extractor hood over, integrated dish washer and washing machine, space for fridge/freezer and concealed boiler.

### **First Floor Accommodation**

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

### **Landing**

Obscured window to side aspect, ceiling light point, loft access, radiator and doors to:

### **Bedroom One 15'6" x 8'**

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

### **Bedroom Two 9' x 8'**

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

### **Bedroom Three 12' max x 6'2" max**

Window to front aspect, ceiling light point, wood effect flooring, radiator and built-in storage cupboard.

### **Shower Room 5'5" max x 6'3" max**

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, wood effect flooring, heated towel rail and a suite comprising: corner shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over and vanity unit beneath and low level flush w.c.

### **Outside**

### **Rear Garden**

Accessed via a gated side access or the dining kitchen and benefits from paved seating area and lawn area with planted borders.

### **Detached Garage**

Up and over door to front aspect.





### **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.

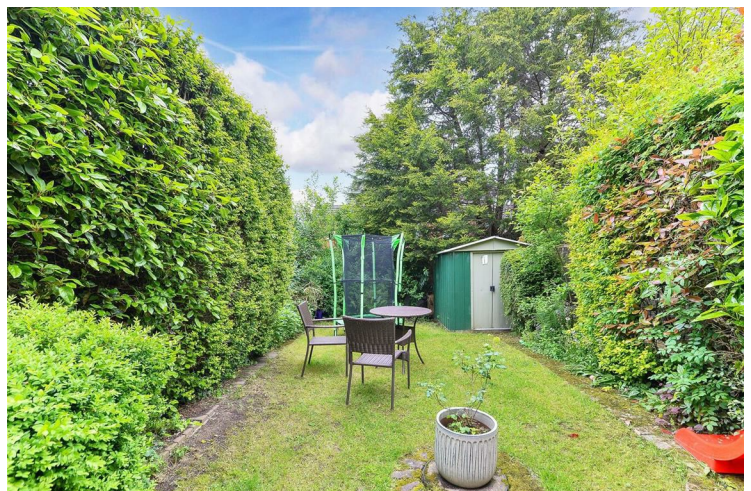
### **GENERAL INFORMATION**

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.

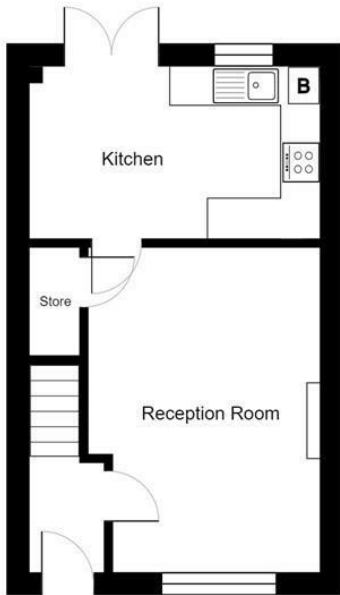
### **COUNCIL TAX BAND**

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

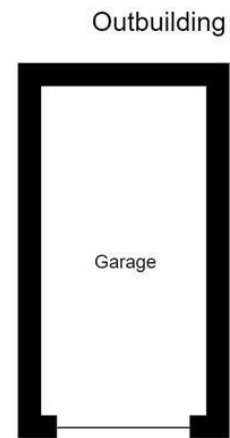
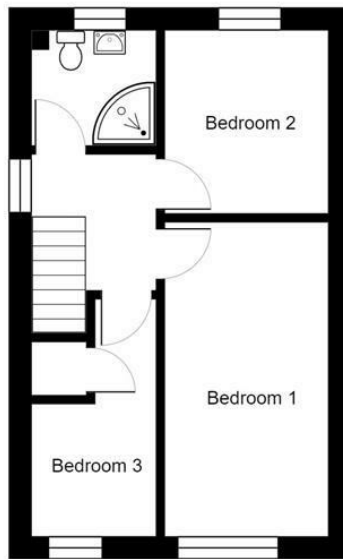




**Ground Floor**  
Area: approx 33.3 m<sup>2</sup> ... 358 ft<sup>2</sup>



**First Floor**  
Area: approx 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>



## 5 Woodthorpe Gardens

Total Area: approx 67.2 m<sup>2</sup> ... 724 ft<sup>2</sup> (excluding garage)

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](mailto:info@heritage-estates.co.uk)

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.

