



# HERITAGE ESTATE AGENCY



**6 Norley Grove, Billesley, Birmingham, B13 0DR**

**Offers In Excess Of £220,000**

**A Three Bedroom Semi-Detached Property**





### **Norley Grove comprises in further detail:**

The property is set back from the road and approached via gravel driveway with planted bed and hedgerow to side, pathway to side leading to gated side access and step up to:

#### **Open Canopy Porch**

Main entrance door opening to:

#### **Entrance Lobby**

Ceiling light point, stairs rising to first floor accommodation, radiator and door to:

#### **Lounge 13'5" max x 12'10" max**

Two windows to front aspect, ceiling light point, picture rail, wooden floor boards, radiator, feature tiled fire place and tiled hearth, built-in meter cupboards and doors to:

#### **Under Stair Storage Cupboard**

Wall mounted light point and electric points.

#### **Kitchen 6'6" excl recess x 10'9"**

Two windows to rear aspect, door to rear aspect leading to conservatory, ceiling light point, tiled flooring 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 oven with four ring gas hob and extractor hood over, space for under counter fridge, plumbing for dish washer, wall mounted boiler, radiator and bi-folding doors opening to:

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

Obscured window to rear aspect, ceiling light point, extractor fan, heated towel rail, part tiled walls, tiled flooring and a bathroom suite comprising: panelled bath with mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Conservatory 12'3" x 11'**

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, ceiling light point with fan, electric points, wood effect flooring, two radiators, a range of wall, drawer and base units with work surfaces over, plumbing for washing machine and space for freezer.

#### **First Floor Accommodation**

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

#### **Landing**

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

#### **Bedroom One 9'2" x 12'11" excl w.c**

Two windows to front aspect, ceiling light point, two radiators, feature original style fire surround, wash hand basin with mixer tap over encased in vanity unit and steps leading to:

#### **En-Suite Shower Area**

Ceiling spot light, tiled flooring, fully tiled shower cubicle with mixer shower over and low level flush w.c.

#### **Bedroom Two 10'10" x 8'2"**

Window to rear aspect, ceiling light point, picture rail and radiator.

#### **Bedroom Three 7'10" x 7'6"**

Window to rear aspect, ceiling light point, picture rail and radiator.

#### **Outside**

##### **Rear Garden**

Accessed via a gated side access or the conservatory and benefits from paved seating area with raised planted beds, lawn area with planted beds to sides, steps rising to further paved area with space for greenhouse, raised vegetable beds and further planted beds.





### 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 understand from the vendor that they have an informal arrangement with a lodger to occupy the property and that they have agreed to vacate the property prior to completion.

Heritage Estate Agency Limited would stress that the above is based on information provided by the seller. The Agent can not verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters effecting the property and would advise any potential buyer obtain verification from their solicitor.

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





**Ground Floor**  
Area: approx 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>



**First Floor**  
Area: approx 30.6 m<sup>2</sup> ... 330 ft<sup>2</sup>



## 6 Norley Grove

Total Area: approx 74.8 m<sup>2</sup> ... 805 ft<sup>2</sup>

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.

