



HERITAGE ESTATE AGENCY



225 Grange Road, Kings Heath, Birmingham, B14 7RT

£300,000

A Two Bedroom Mid Terrace Property





Grange Road comprises in further detail:

The property is set back from the road and approached via shared gate leading to fore garden with dwarf wall to front and shared pathway leading to:

Open Canopy Porch

Step up to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, electric meter, Minton tiled flooring and door with window over to:

Entrance Hallway

Coved ceiling, four ceiling light points, wooden flooring, radiator and doors to:

Reception Room One 14' into bay x 9'11" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden flooring, built-in cupboard housing gas meter, radiator, feature fire place with tiled insets and hearth.

Reception Room Two 12'2" x 13'2" max

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, door to under stair storage cupboard, further door to stairs rising to first floor accommodation, wooden flooring, radiator, feature recess to chimney breast with log burner set on tiled hearth and opening to:

Kitchen 10' x 6'10"

Sash style window to side aspect, ceiling light points, wood effect flooring and a fitted kitchen comprising: a

range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, space for fridge/freezer and tumble dryer, plumbing for washing machine and concealed boiler.

First Floor Accommodation

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Landing

Ceiling light point, loft access with pull down ladder, radiator and doors to:

Bedroom One 14'8" into bay x 13'2" max

Window to front aspect, ceiling light point, wooden flooring, radiator, original style feature fire place and fitted wardrobes.

Bedroom Two 12'3" x 10'2"

Window to rear aspect, ceiling light point, radiator, original style fire place and built-in over stair storage cupboard.

Bathroom 9'10" x 6'9"

Obscured window to rear aspect, ceiling spot lights, electric shaver socket, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: roll top bath with telephone style mixer tap and shower attachment over, walk-in shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside





Rear Garden

Accessed via reception room two and benefits from pathway with gravel border to sides leading to outbuilding, step up to paved garden with gravel borders to sides, various raised beds, Pergola and gated rear access.

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.

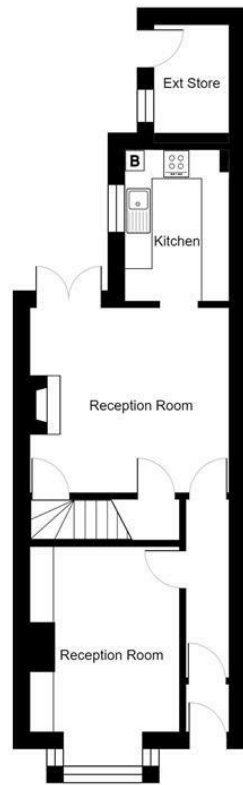
COUNCIL TAX BAND

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

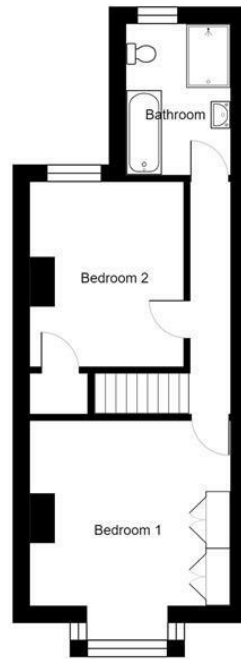




Ground Floor
Area: approx 41.7 m² ... 448 ft²



First Floor
Area: approx 42.0 m² ... 453 ft²



225 Grange Road

Total Area: approx 83.7 m² ... 901 ft² (excluding ext store)

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.

