



# HERITAGE ESTATE AGENCY



**85 Grove Road, Kings Heath, Birmingham, B14 6SX**

**£425,000**

**A Three Bedroom Property**







### **Grove 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, planted beds and paved driveway leading to main entrance door opening to:

#### **Entrance Vestibule**

Ceiling light point, wood effect flooring and double doors to:

#### **Entrance Hallway**

Ceiling light point, gas meter, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

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

Housing electric meter.

#### **Reception Room One 14'3" max x 11'**

Window to front aspect, ceiling light point and radiator.

#### **Reception Room Two 21'8" max x 11'1" max**

Patio doors to rear aspect opening to rear garden, ceiling light point, ceiling spot lights, wood effect flooring and radiator.

#### **Reception Room Three/Office 15'9" x 7'5"**

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

#### **Ground Floor Shower Room 10'3" max x 6'5" max**

Velux window, ceiling spot lights, wood effect flooring, radiator and a suite comprising: corner shower cubicle with wall mounted mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Breakfast Kitchen 18' x 14'**

Window to rear aspect, door 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 work surfaces over, inset sink and drainer unit with mixer tap over, integrated eye level oven, microwave and five ring gas hob with extractor hood over, integrated dish washer, washing machine and fridge/freezer, island with base units and breakfast bar, concealed boiler and radiator.

#### **First Floor Accommodation**

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

#### **Landing**

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

#### **Bedroom One 14'9" max x 11'1"**

Bay window to front aspect, ceiling light point and radiator.

#### **Bedroom Two 12'1" x 11'1"**

Window to rear aspect, ceiling light point and radiator.

#### **Bedroom Three 9' x 5'10"**

Window to front aspect, ceiling light point and radiator.

#### **Family Bathroom**

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

#### **Outside**





### Rear Garden

Accessed via reception room two or the kitchen and benefits from paved patio area with planted beds to sides, steps down to lawn area with various planted beds.

### Agent Note:

We have been informed by the vendor that the required Building Regulation Completion Certificate for the chimney breast removal was obtained and that this will be available upon completion.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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.

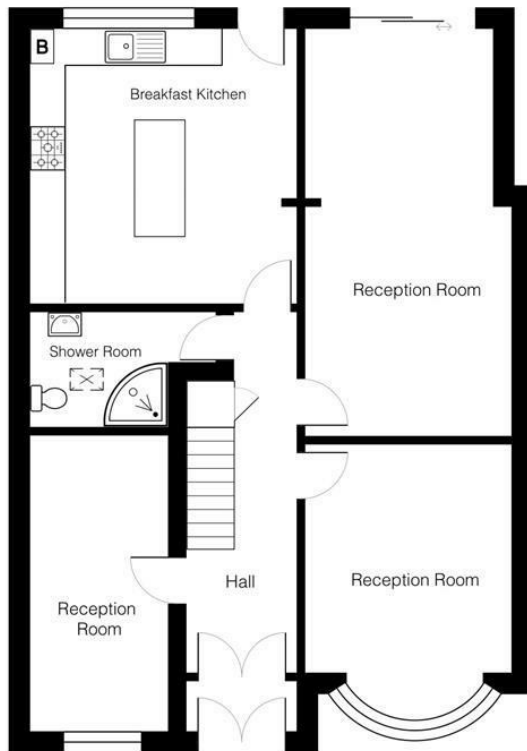
### COUNCIL TAX BAND

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

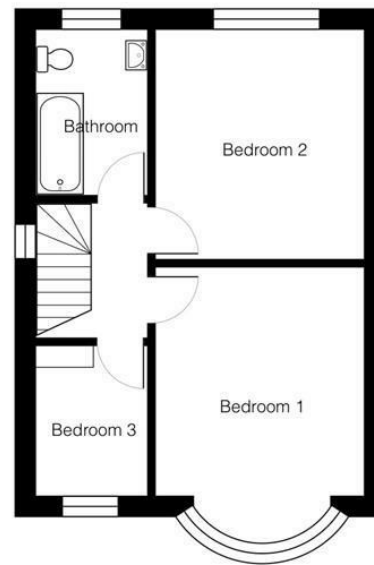




**Ground Floor**  
Area: approx 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup>



**First Floor**  
Area: approx 41.5 m<sup>2</sup> ... 446 ft<sup>2</sup>



85 Grove Road

Total Area: approx 127.7 m<sup>2</sup> ... 1374 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

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.

