



HERITAGE ESTATE AGENCY



190 Alcester Road South, Kings Heath, Birmingham, B14 6DE
£450,000

A Five Bedroom Semi-Detached Property





Alcester Road South comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, small parking space, shared side access to rear detached garage, lawn area, planted beds and gravel pathway leading to steps up to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, dado rail, cupboard housing electric meter, Minton tiled flooring and door to:

Entrance Hallway 29'9"

Coved ceiling, two ceiling light points, dado rail, Minton tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 15'1" max x 12' max

Bay window with stained glass panels to front aspect, coved ceiling, ceiling light point with ceiling rose, part picture rail, built-in cupboard and shelving to recess, wooden floor boards, radiator, feature recess to chimney breast with cast iron effect log burner set on hearth and double doors to:

Reception Room Two 13'10" x 12' max

Window to rear aspect, coved ceiling, ceiling light point with ceiling rose, part picture rail, door to hallway, built-in cupboard and shelving to recess, wooden floor boards, radiator, feature fire surround and hearth.

Ground Floor W.C.

Ceiling light point, extractor fan, wall mounted heated towel rail, wood effect Karndean flooring, wall mounted wash hand basin and low level flush w.c.

Dining Kitchen 30'3" x 11'1" max

Bay window to side aspect, two further windows to side aspect, two Velux windows, double doors to rear aspect opening to rear garden, two ceiling light points, two wall mounted light points, two radiators, wood effect Karndean flooring and a fitted kitchen

comprising: a range of wall, drawer and base units with work surfaces over, 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, integrated fridge/freezer and dish washer, plumbing for washing machine, concealed boiler and breakfast bar.

First Floor Accommodation

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

Landing

Stained glass window to side aspect, two ceiling light points, stairs rising to second floor accommodation, radiator and doors to:

Bedroom One 15'2" max x 16' max

Bay window with stained glass panels to front aspect, further sash style window to front aspect, coved ceiling, ceiling light point, picture rail, radiator and feature fire surround.

Bedroom Two 10'10" x 12'9" max

Window to rear aspect, ceiling light point, radiator, feature fire surround and door to built-in cupboard/wardrobe with ceiling light point.

Bedroom Three 10'10" x 9'5" max

Window to rear aspect, ceiling light point, radiator and feature fire surround.

Bathroom 7'5" x 6'4"

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with telephone style mixer tap and shower attachment over, 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 onto:

Landing

Ceiling light point, shelving to recess and doors to:





Bedroom Four 13' max x 16' max

Window to front aspect, ceiling light point, radiator and feature fire surround.

Bedroom Five 10'7" max x 15' max

Dormer window to rear aspect, ceiling light point, radiator and door providing access to stairs rising to boarded loft space with ceiling light point. L shaped and with some restricted head height.

Outside

Rear Garden

Accessed via the dining kitchen with steps down to paved seating area, lawn area with shaped planted beds to sides, winding blue brick pathway to gravel area with planted bed to side leading to gated side access opening to gravel parking space and access to:

Detached Rear Garage

Up and over door to front aspect and window to side aspect.

Agent Notes:

1. Heritage Estate Agency advise potentially interested parties that there are commercial premises opposite.
2. We are advised by the vendors of the property that there is a shared driveway to the side of the garden which leads off Alcester Road South.

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.

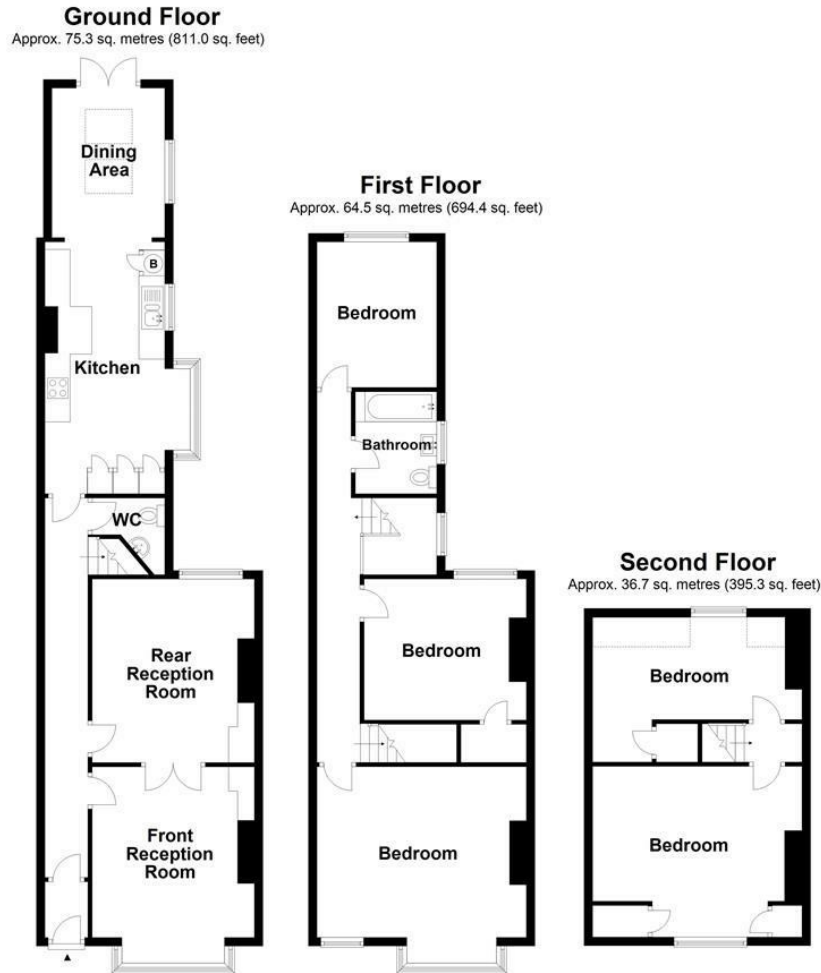
COUNCIL TAX BAND

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





190 Alcester Road South, Kings Heath, B14 6DE



Total area: approx. 176.6 sq. metres (1900.7 sq. feet)
Not to scale. For illustrative purposes only

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

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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.

