



HERITAGE ESTATE AGENCY



53 Heathfield Road, Kings Heath, Birmingham, B14 7BZ

£450,000

A Four Bedroom Mid Terrace Property





Heathfield Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall to front and pathway leading to step up to main entrance door with stained glass window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, wall mounted cupboard housing electric meter, wood effect tiled flooring and door to:

Entrance Hallway 24'9"

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

Reception Room One 14'8" max x 11'10" max

Bay window to front aspect, coved ceiling, ceiling light with ceiling rose, wooden flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 13' x 12'2" max

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, wooden flooring, radiator, feature fire surround with coal effect gas fire set on hearth and door to:

Under Stair Storage Cupboard

Window to side aspect, ceiling light point and tiled flooring.

Dining Kitchen 25'3" max x 8'9" max

Three windows to side aspect, ceiling light point, ceiling spot lights, wooden 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 hob and extractor hood over, integrated microwave, dish washer and fridge/freezer, radiator and door to:

Rear Lobby/Utility

Door to side aspect opening to rear garden, tiled flooring, plumbing for washing machine, space for tumble dryer, radiator and door to:

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, tiled flooring, wall mounted wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

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

Landing

Two ceiling light points, dado rail, stairs rising to second floor accommodation and doors to:

Bedroom Two 12'1" x 17'5" into wardrobes

Two windows to front aspect, ceiling light point, radiator and built-in wardrobes.

Bedroom Three 10'3" x 13'10" into wardrobes

Window to rear aspect, ceiling light point, wooden floor boards, radiator and built-in wardrobes.

Bedroom Four 9'5" max x 9' max

Window to rear aspect, ceiling light point and radiator.

Family Bathroom 6' x 5'6"

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower 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 first floor accommodation leading onto:

Landing

Doors to:

Store Room

Ceiling strip light and wall mounted boiler.

Bedroom Four 13'3" x 16'9" max

French style doors with windows to sides to rear aspect opening to Juliette Balcony, ceiling light point, wall mounted contemporary style vertical radiator and door to:





En-Suite Shower Room 7'7" x 4'10"

Velux window, ceiling light point, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: 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.

Outside

Rear Garden

Accessed via a gated shared side access, reception room two or the rear lobby/utility and benefits from paved patio with door to outbuilding and lawn area with planted beds to sides.

Outbuilding 11'10" x 7'5"

Window to rear aspect, door to side aspect, ceiling light point and electric points.

Agent Note:

The vendor has informed us that the property had drain repairs for minor subsidence in 2015 and a certificate of structural adequacy has been issued. Please speak to the office for further information.

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

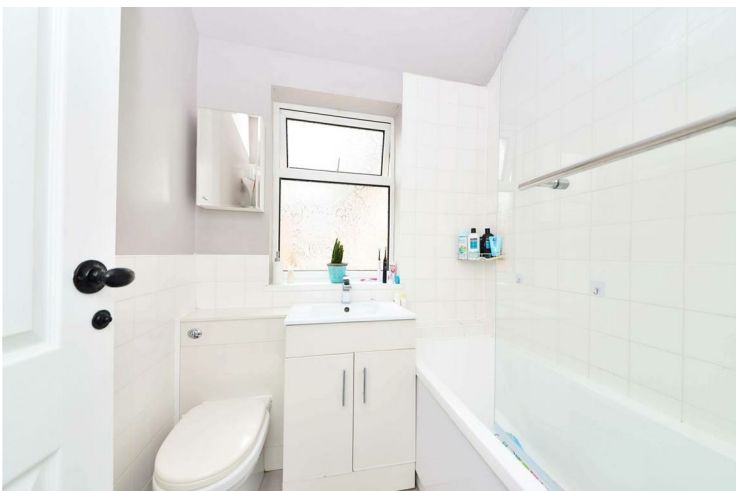
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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 C





Ground Floor
Area: approx 67.6 m² ... 728 ft²



First Floor
Area: approx 60.0 m² ... 646 ft²



Second Floor
Area: approx 35.9 m² ... 386 ft²



53 Heathfield Road

Total Area: approx 163.4 m² ... 1759 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.

