



HERITAGE ESTATE AGENCY



120 Grange Road, Kings Heath, Birmingham, B14 7RR
£325,000

A Three Bedroom Mid Terrace Property





Grange Road comprises in further detail:

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

Reception Room One 13'3" max x 11'11" max

Bay window to front aspect with fitted shutters and cupboards beneath, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden floor boards, fitted cupboards and shelving to recesses, radiator, feature recess to chimney breast with bio-ethanol/wood burning stove on tiled hearth and door to:

Reception Room Two 11'5" excl recess x 11'11" max

Window to rear aspect, ceiling light point with ceiling rose, door to under stair storage cupboard, door to stairs rising to first floor accommodation, wood effect flooring, radiator, feature fire place with tiled hearth and door to:

Breakfast Kitchen 25'7" x 5'10"

Two windows to side aspect, door to side aspect opening to rear garden, French style doors to rear aspect opening to rear garden, ceiling spot lights, dado rail with panelling beneath, tiled 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, plumbing for washing machine, space for fridge/freezer, breakfast bar, wall mounted boiler and radiator.

First Floor Accommodation

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

Landing

Two ceiling light points, wooden flooring, door to paddle style stairs rising to second floor accommodation and further doors to:

Bedroom Two 11'5" max x 12' max

Window to front aspect, ceiling light points, wooden flooring and radiator.

Bedroom Three 11'4" x 9' max

Window to rear aspect, ceiling spot lights, wooden flooring, radiator and built-in over stair storage cupboard.

Bathroom 12'1" max x 5'10" max

Obscured window to rear aspect, ceiling light point, extractor fan, tiled walls, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Second Floor Accommodation

Door from first floor landing leads to paddle staircase rising to:

Bedroom One 15'1" max x 12'1" max

Three Velux windows, ceiling spot lights, wooden flooring, radiator and access to eaves storage.

Outside





Rear Garden

Accessed via the breakfast kitchen and benefits from blue brick seating area, paved pathway to shared side access, lawn area with beds to sides, gravel area with step up to decked seating area and shed with covered side.

Agent Note:

We are advised that there is a right of way for the neighbouring property to pass over part of the garden and for this property to pass over the gardens of neighbouring properties to access a shared side passageway.

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 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.

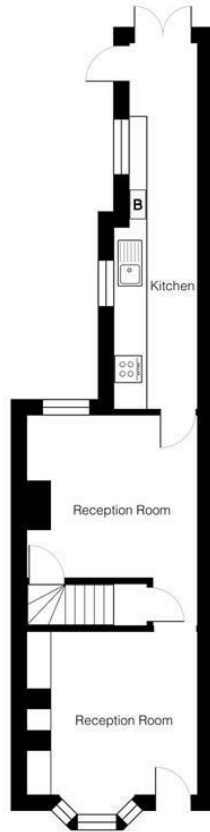
COUNCIL TAX BAND

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





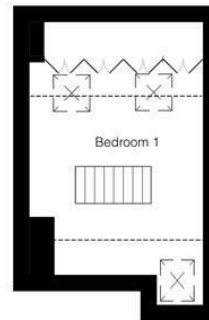
Ground Floor
Area: approx 42.7 m² ... 460 ft²



First Floor
Area: approx 36.7 m² ... 395 ft²



Second Floor
Area: approx 20.7 m² ... 222 ft²



120 Grange Road in Kings Heath

Total Area: approx 100.1 m² ... 1077 ft²

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.

