



HERITAGE ESTATE AGENCY



63 Valbourne Road, Kings Heath, Birmingham, B14 6NE

£240,000

A Three Bedroom Property





Valbourne Road comprises in further detail:

The property is set back from the road and approached via block paved driveway with raised planted bed to side, steps rising to gate opening to pathway leading to gravel area and main entrance door opening to:

Entrance Hallway

Obscured window to side aspect, ceiling light point, built-in meter cupboard, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Housing boiler.

Lounge 12'11" x 11'5" max

Window to front aspect, coved ceiling, ceiling light point with ceiling rose, dado rail, wood effect flooring, vertical contemporary style radiator, feature fire surround and hearth and door to:

Dining Kitchen 8'1" x 22'7"

Window to rear aspect, patio doors to rear aspect opening to rear garden, part coved ceiling, two ceiling light points, ceiling spot lights, part dado rail, wood effect flooring and tiled flooring, radiator 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 eye level double oven and four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, integrated dish washer and door to:

Rear Lobby

Door to side aspect opening to rear garden, ceiling light point, tiled flooring and door to:

Ground Floor W.C.

Ceiling light point, extractor fan, tiled flooring, radiator, wall mounted wash hand basin with mixer tap over and low level flush w.c.

First Floor Landing

Window to side aspect, ceiling light point, loft access, double doors to built-in cupboard and doors to:

Bedroom One 11'4" max x 9'3" excl recess

Window to rear aspect, part coved ceiling, ceiling light point, wood effect flooring and column style radiator.

Bedroom Two 9'10" x 7'5" max

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

Bedroom Three 6'8" x 7'

Window to front aspect, part coved ceiling, ceiling light point, wood effect flooring, radiator and built-in wardrobe with double doors.

Bathroom 5'6" x 8'

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, wood effect flooring, heated towel rail and a bathroom suite comprising: panelled bath with chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside





Rear Garden

Accessed via the dining kitchen or rear lobby and benefits from paved patio area, steps to lawn area, pathway to shed and wood chipped play area.

Agent Note:

We have been informed by the vendor that the required Building Regulation Completion Certificate for the ground floor extension 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 B





63 Valbourne Road

Total Area: approx 78.2 m² ... 842 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

