



HERITAGE ESTATE AGENCY



146 Yarningale Road, Kings Heath, Birmingham, B14 6NB

£325,000

A Three Bedroom Semi-Detached Property





Yarningale Road comprises in further detail:

The property is set back from the road and approached via block paved fore garden with dwarf wall and hedgerow to front, driveway leading to steps rising to door to utility and further steps rising to main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling light point, built-in cupboard housing gas meter and door to:

Entrance Hallway

Ceiling light point, built-in cupboard housing electric meter, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Wall mounted light point.

Reception Room One 13'10" into bay x 10'6" max

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

Reception Room Two 15'5" max x 10'6"

Bay window with patio doors to rear aspect opening to rear garden, coved ceiling, ceiling light point, three wall mounted light points, radiator and feature fire surround with coal effect electric fire set on hearth.

L Shaped Dining Kitchen 18' max x 12'4" max

Two windows to rear aspect, door to side aspect opening to rear garden, ceiling strip light, ceiling light point, two radiators, tiled 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 eye level double oven and four ring electric hob with extractor hood over, integrated dish washer and door to:

Rear Lobby

Ceiling light point, built-in storage cupboard and doors to:

Ground Floor W.C.

Ceiling light point, extractor fan, tiled flooring, radiator, corner wash hand basin and low level flush w.c.

Utility Room 7'3" x 5'7"

Window to front aspect, door to front aspect, ceiling strip light, radiator, base units with work surface over, inset sink and drainer unit, washing machine and fridge/freezer.

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, loft access with pull down ladder and doors to:

Bedroom One 15'6" max x 10'6" into wardrobes

Bay window to rear aspect, ceiling light point, radiator and a range of built-in bedroom furniture.

Bedroom Two 14'3" max x 10'7" max

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

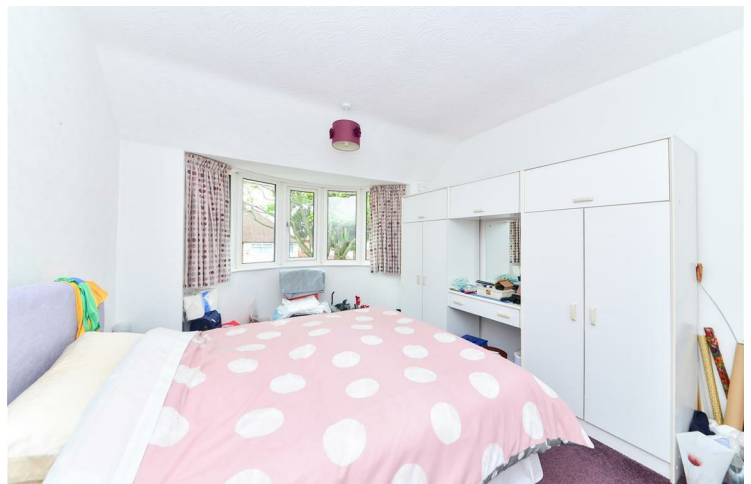
Bedroom Three 8'5" x 5'9"

Window to rear aspect, ceiling light point and radiator.

Shower Room 8'6" x 5'5"

Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls, wood effect tiled flooring, heated towel rail, sliding door to boiler and a suite comprising: walk-in shower cubicle with wall mounted chrome mixer shower over, vanity unit encasing wash hand basin with mixer tap over and inset w.c.

Outside





Rear Garden

Accessed via reception room two or the dining kitchen and benefits from paved patio area with step up to further paved patio, planted beds, lawn area with mature beds to sides, pathway leading to further paved area and shed.

Agent Notes:

1. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.
2. We would advise interested parties that the sellers of the property are a Company.
3. We understand the occupier has a licence to occupy and is due to vacate the property on or before 19th July 2024.

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/Leasehold. 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.

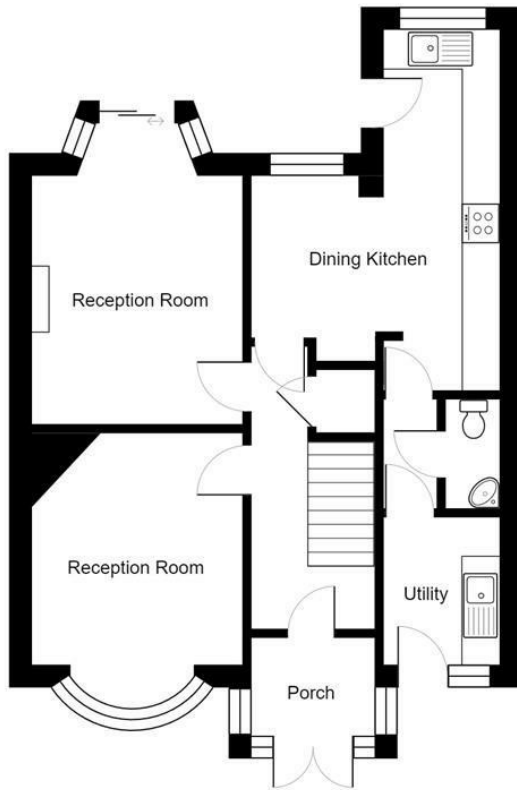
COUNCIL TAX BAND

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

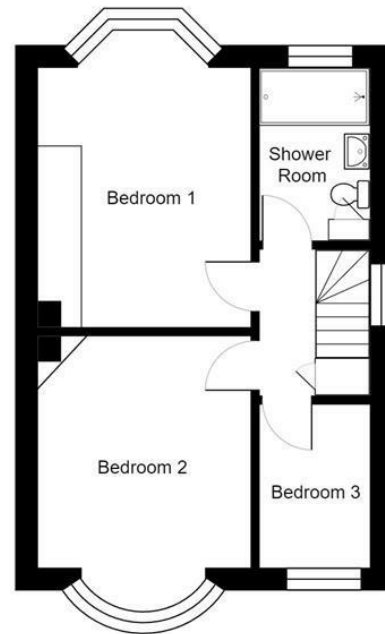




Ground Floor
Area: approx 61.3 m² ... 659 ft²



First Floor
Area: approx 40.3 m² ... 433 ft²



146 Yarningdale Road

Total Area: approx 101.5 m² ... 1093 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.

