



HERITAGE ESTATE AGENCY



19 Carriageway Walk, Kings Norton, Birmingham, B30 3PY
£215,000

A Two Bedroom Mid Terrace Property



**Carriageway Walk comprises in further detail:**

The property is set back from the road and approached via shared pathway leading to fore garden with lawn area and pathway leading to main entrance door opening to:

Entrance Hallway

Ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Obscured window to front aspect, ceiling light point, radiator, wood effect flooring, pedestal wash hand basin and low level flush w.c.

Lounge 13'7" max x 10'11" max

Window to front aspect, ceiling light point, wood effect flooring, two radiators and double doors to:

Dining Kitchen 8'8" max x 14'5" max

Window to rear aspect, French style doors to rear aspect opening to rear garden, two ceiling light points, door to under stair storage pantry, radiator 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 and four ring gas hob with concealed extractor hood over, space for fridge/freezer, plumbing for washing machine and concealed boiler.

First Floor Accommodation

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

Landing

Ceiling light point, loft access and doors to:

Bedroom One 12' max x 14'3" max

Two windows to front aspect, ceiling light point, radiator and over stair storage cupboard housing water tank.

Bedroom Two 12'6" into recess x 7'7" max

Window to rear aspect, ceiling light point and radiator.

Bathroom 5'6" max x 6'5" max

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

Outside**Rear Garden**

Accessed via the dining kitchen and benefits from gravel area, steps rising to raised decked seating area and pathway leading to gated rear access opening to parking area accessed via Lindsworth Close.

Agent Notes:

1. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is in close proximity to Monyhull Church.
2. The property is subject to a Wayleave agreement with Central Networks West PLC relating to the maintenance of electricity cables on the estate.
3. We understand from the vendors that the property is subject to a Service Charge for communal areas as below:





Service Charge - £32.99 per month

The vendor(s) have provided the information relating to the service charge 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 vendor(s) 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.

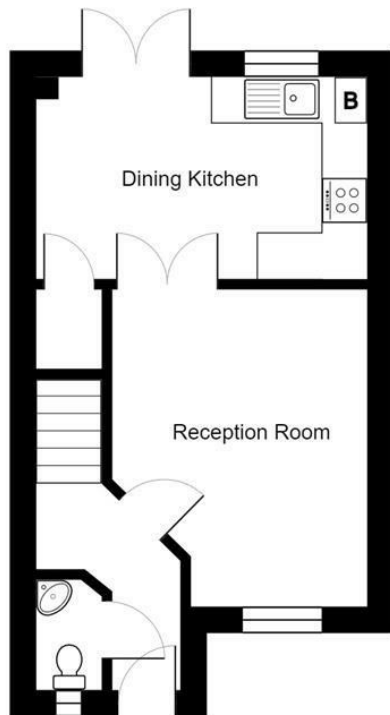
COUNCIL TAX BAND

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

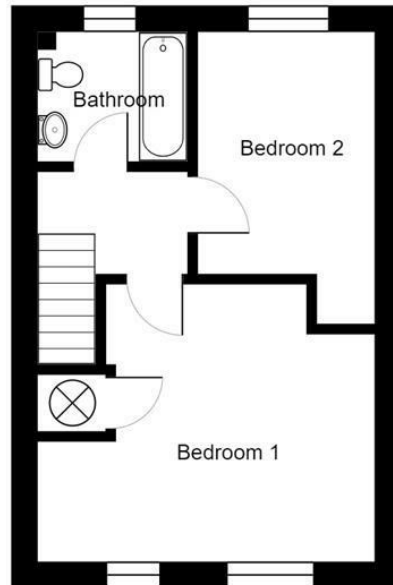




Ground Floor
Area: approx 32.5 m² ... 350 ft²



First Floor
Area: approx 31.0 m² ... 334 ft²



19 Carriageway Walk

Total Area: approx 63.5 m² ... 684 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.

