



HERITAGE ESTATE AGENCY



62 Melton Road, Kings Heath, Birmingham, B14 7ES

£375,000

A Three Bedroom Mid Terrace Property





Melton Road comprises in further detail:

The property is set back from the road and approached via shared pathway leading to gated side access and fore garden with dwarf wall to front, planted beds and pathway leading to step up to main entrance door with window over opening to:

Reception Room One 13'9" into bay x 13'5" max

Bay window to front aspect with fitted shutters and built-in cupboard housing gas meter, coved ceiling, ceiling light point with ceiling rose, wall mounted electric meter wooden flooring, radiator and door to:

Lobby Area

Door to under stair storage cupboard, wood effect flooring and archway opening to:

Reception Room Two 12' x 13'5" max

Sash style window to rear aspect, coved ceiling, ceiling light point with ceiling rose, two wall mounted light points, wood effect flooring, door to stairs rising to first floor accommodation, radiator, feature fire surround with coal effect gas fire set on hearth and door to:

Breakfast Kitchen 18'6" x 6'10"

Two windows to side aspect, French style doors to rear aspect opening to rear garden, ceiling spot lights, wood effect flooring, 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, space for cooker, fridge/freezer and tumble dryer, plumbing for washing machine and dish washer.

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, radiator, stairs rising to second floor accommodation with storage cupboard beneath and doors to:

Bedroom Two 12' x 12'4" into recess

Sash style window to rear aspect, ceiling light point, wooden flooring, radiator and built-in storage cupboard.

Bedroom Three 12' max x 15'3" max > 10'3" min

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

Family Bathroom 9'8" max x 6'7" max

Sash style obscured window to rear aspect, ceiling light point, part tiled walls, tiled flooring, radiator and a suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

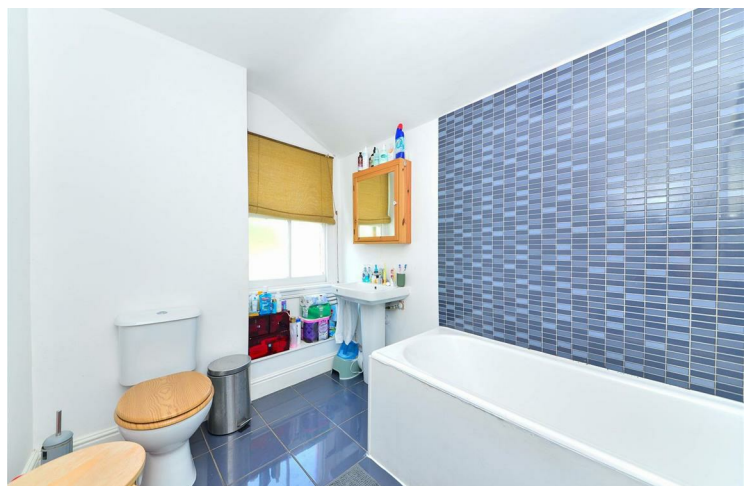
Velux window, ceiling light point, wooden flooring, built-in cupboard housing boiler and door to:

Bedroom One 21'1" max x 12'3" max

Window to rear aspect, two Velux windows, ceiling spot lights, wood flooring, two radiators, access to eaves storage cupboards and door to:

En-Suite Shower Room

Obscured window to rear aspect, ceiling spot lights, tiled flooring and a suite comprising: tiled shower cubicle with chrome mixer shower over, wall mounted wash hand basin with mixer tap over and low level flush w.c.





Outside

Rear Garden

Accessed via a gated side access or the breakfast kitchen and benefits from paved seating area, lawn area and planted beds.

Agent Note:

We have not been able to verify whether works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

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.

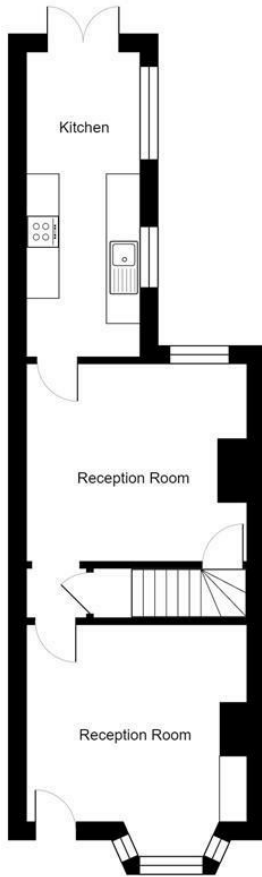
COUNCIL TAX BAND

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





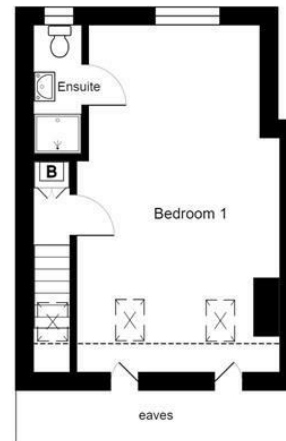
Ground Floor
Area: approx 47.7 m² ... 514 ft²



First Floor
Area: approx 45.5 m² ... 490 ft²



Second Floor
Area: approx 28.6 m² ... 307 ft²



62 Melton Road in Kings Heath

Total Area: approx 121.8 m² ... 1311 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.

