



HERITAGE ESTATE AGENCY



17 Yarningale Road, Kings Heath, Birmingham, B14 6LT
£380,000

A Three Bedroom Semi-Detached Property



**Yarningale Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, raised lawn area with planted beds to sides, block paved driveway leading to garage and main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling light point, gas meter, tiled flooring and door with window over opening to:

Entrance Hallway 14'1" max x 6' max

Ceiling light point, panelled walls with plate rack, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Storage Cupboard

Obscured window to front aspect.

Reception Room One 16'5" into bay x 11'7" into recess

Bay window to front aspect, coved ceiling, ceiling light point, dado rail, wood effect flooring, radiator and feature fire surround with gas fire set on tiled hearth.

Reception Room Two 16'5" into bay x 11'6" into recess

Bay window with patio doors to rear aspect opening to rear garden, coved ceiling, ceiling light point, dado rail, wood effect flooring and two radiators.

Kitchen 11'1" x 8'4"

Bay window to rear aspect, ceiling strip light, vertical column style 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 with extractor hood over, plumbing for dish washer and doors to:

Under Stair Pantry

Obscured window to side aspect.

Covered Side Passageway 15'6" x 5' max

Door to side aspect opening to rear garden, obscured window to side aspect to pantry, three wall mounted light points, under stair storage cupboard, tiled flooring, wall mounted boiler, radiator and doors to:

Garage 14'11" x 7'6"

Double and pedestrian door to front aspect, wall mounted strip light, electric points and electric meter.

Utility Room

Obscured window to side aspect, ceiling spot lights, tiled flooring, base unit with work surface over, inset sink and drainer unit with mixer tap over, plumbing for washing machine, space for tumble dryer and door to:

Ground Floor W.C.

Ceiling spot light, tiled walls, tiled flooring and low level flush W.C.

First Floor Accommodation

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

Landing

Obscured window to side aspect, coved ceiling, ceiling light point with ceiling rose and doors to:

Bedroom One 17'3" into bay x 11'6" into recess

Bay window to front aspect, two ceiling light points, picture rail, dado rail and radiator.

Bedroom Two 16'3" into bay x 9'3" excl wardrobes

Bay window to rear aspect, ceiling spot lights, radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Three 9'5" x 9'8"

Oriel window to front aspect, coved ceiling, ceiling light point, wood effect flooring and radiator.





Bathroom 9'4" x 8'4"

Two obscured windows to rear and side aspects, ceiling spot lights, loft access, tiled walls, radiator, heated towel rail and a fitted bathroom suite comprising: shower cubicle with thermostatic shower over, panelled bath with telephone style mixer tap and shower attachment over, wash hand basin encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via reception room two or the covered side passageway and benefits from paved seating area, pathway leading to outbuilding and shed, lawn area with planted beds to sides and gravel pathway leading to rear patio area.

Agent Note:

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.

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 C





17 Yarningdale Road

Total Area: approx 135.8 m² ... 1462 ft² (excluding garden store)

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.

