



HERITAGE ESTATE AGENCY



142 Woodthorpe Road, Kings Heath, Birmingham, B14 6EH

£475,000

A Three Bedroom End Terrace Property





Woodthorpe Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall and wrought iron effect fencing to front aspect, raised planted bed and paved area leading to steps up to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, cupboard housing gas meter, Minton tiled flooring, door with stained glass windows to side and window over opening to:

Entrance Hallway

Coved ceiling, two ceiling light points one with ceiling rose, part Minton tiled flooring, part Parquet flooring, stairs rising to first floor accommodation, two radiators and doors to:

Reception Room One 15'11" into bay x 12'4" into recess

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, two radiators and feature fire surround with gas fire set on hearth.

Reception Room Two 11'10" x 10'8" into recess

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator and feature fire place with tiled inset.

Utility/W.C.

Sash style window to side aspect, ceiling light point, part tiled walls, wood flooring, wall mounted boiler, base units with work surface over, inset sink with mixer tap over, plumbing for washing machine, space for tumble dryer and low level flush w.c.

Dining Kitchen 19'1" excl recess x 12'2" into bay

Bay window to side aspect, French style doors to rear aspect opening to rear garden, three ceiling light points, wood flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over and under cupboard lighting, tiled surrounds, inset one and a half bowl sink and

drainer unit with mixer tap over, integrated eye level double oven/grill and five ring gas hob with extractor hood over, space for American style fridge/freezer and integrated dish washer.

First Floor Accommodation

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

Landing

Window to side aspect, two ceiling light points, paddle staircase leading to loft, two radiators and doors to:

Bedroom One 12'5" x 12' excl wardrobes

Two sash style windows to front aspect, coved ceiling, ceiling light point with ceiling rose, radiator, a range of fitted wardrobes and door to:

En-Suite Shower Room 7'4" x 3'9"

Obscured sash style window to front aspect, ceiling light point, extractor fan, part tiled walls, wall mounted thermostatic shower and wash hand basin encased in vanity unit with mixer tap over.

Bedroom Two 11'11" x 12'5" into recess

Sash style window to rear aspect, coved ceiling, ceiling light point and radiator.

Bedroom Three 13'10" x 9'8" max

Sash style windows to rear and side aspects, three ceiling light points and radiator.

Bathroom 10'7" max x 6'8" max

Sash style window to side aspect, two ceiling light points, extractor fan, heated towel rail, part tiled walls, tiled flooring and a suite comprising: shower cubicle with wall mounted thermostatic shower over, panelled bath with telephone style mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c

Loft 15'1" x 18'8" max

Two sky lights, three light points on feature beams, electric points, wooden floor boards and access to eaves storage. With some restricted head height.

Outside





Rear Garden

Accessed via a gated shared side access, reception room two or the dining kitchen and benefits from block paved seating area, wall mounted light points, electric points, stairs down to blue brick pathway to gated access, gravel pathway with planted beds to sides leading to block paved seating area leading to double shed, planted bed and pedestrian door to:

Double Rear Garage 17'7" x 16'11"

Accessed via Woodthorpe Gardens with block paved area leading to electric up and over door, three ceiling strip lights, electric points and a range of fitted cupboards.

Agent Notes:

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

2. Heritage Estate Agency advise potentially interested parties that there are commercial premises and Brandwood End Cemetery nearby.

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 affecting 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 C





142 Woodthorpe Road in Kings Heath

Total Area: approx 130.1 m² ... 1400 ft² (excluding garage, loft room)

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

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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.

