



HERITAGE ESTATE AGENCY



66 Highbury Road, Kings Heath, Birmingham, B14 7QW

£300,000

A Two Bedroom Mid Terrace Property





Highbury Road comprises in further detail:

The property is set back from the road and approached via a fore garden with dwarf wall to front and steps up to main entrance door opening to:

Lobby

Obscured window to front aspect, ceiling light point, built in cupboard housing gas meter and door to:

Reception Area One 14' into bay x 13'6£ max

Bay window to the front aspect, coving to ceiling, ceiling light point with ceiling rose, picture rail, wood effect flooring, radiator, feature fire surround with inset coal effect gas fire set on hearth and opening to:

Reception Area Two 12'10" x 10'3£ max

Window to rear aspect, coving to ceiling, ceiling light point with ceiling rose, picture rail, wood effect flooring, built in cupboard housing electric meter, stairs rising to first floor accommodation, radiator, inset open fireplace with hearth and door opening to:

Kitchen 14'5" x 7'5"

Windows to rear and side aspects, door to side aspect opening to rear garden, ceiling spot lights, extractor fan, under stairs storage pantry, wood effect flooring, low level electric heater and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset Belfast style ceramic sink with mixer tap, integrated range style cooker with chimney extractor over, integrated fridge/freezer, plumbing for washing machine and dishwasher.

First Floor Accommodation

Leading from reception area two stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, loft access with pull down ladder, radiator, built in storage cupboard and doors to:

Additional W.C.

Ceiling light point, extractor fan, wall mounted boiler, wash basin with mixer tap encased in vanity unit and low level flush w.c.

Bedroom One 11'6" x 15'4" max

Two windows to front aspect, coving to ceiling, ceiling light point with ceiling rose, picture rail and radiator.

Bedroom Two 13' x 9'8" max

Window to rear aspect, coving to ceiling, ceiling light point with ceiling rose, picture rail and radiator,

Bathroom 11'5" max x 7'5"

Obscured windows to rear and side aspects, ceiling spot lights, extractor fan, column style radiator, towel heater and a bathroom suite comprising: fully tiled corner shower cubicle with chrome mixer shower, roll top bath with mixer tap and shower attachment over, wash basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via the kitchen and benefits from blue brick patio and pathway, gated access to shared side





passage way, attached shed and storage outbuilding, lawn area with fenced boundaries and planted beds leading to a further rear patio area.

Agents 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 are advised by the Vendor that there is a shared side passageway to the property.

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 effecting the property 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

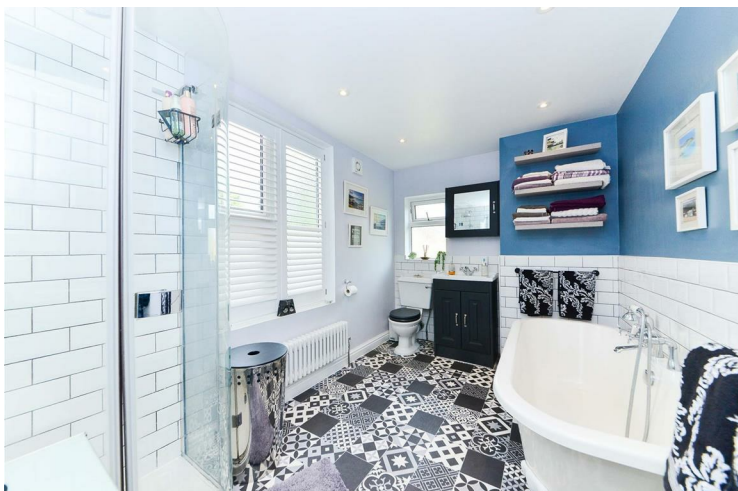
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

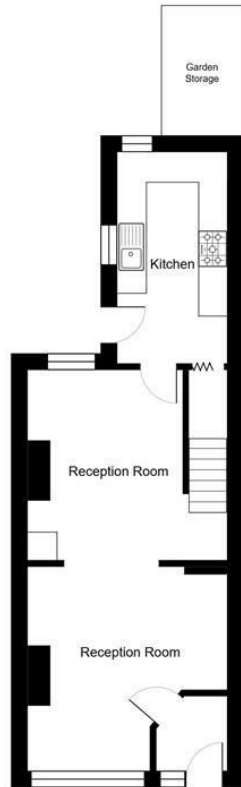
COUNCIL TAX BAND

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





Ground Floor
Area: approx 45.1 m² ... 485 ft²



First Floor
Area: approx 48.5 m² ... 522 ft²



66 Highbury Road, Kings Heath, Birmingham.

Total Area: approx 93.5 m² ... 1007 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.

