



HERITAGE ESTATE AGENCY



39 Melton Road, Kings Heath, Birmingham, B14 7ET

£280,000

A Two Bedroom End Terrace Property with Loft Room





Melton Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall to front, blue slate chipped area and pathway leading to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, wall mounted electric meter, cupboard housing gas meter, wood effect flooring and opening to:

Entrance Hallway

Coved ceiling, two ceiling light points with ceiling roses, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14'4" into bay x 10'5" max

Bay window to front aspect, coved ceiling, ceiling light point, wood effect flooring, radiator and feature fire surround.

Reception Area Two 12'3" x 10'5" max

Window to rear aspect, ceiling light point, wood effect flooring, radiator, feature fire surround and opening to:

Breakfast Kitchen 24'7" into recess x 7'6" max

Window to rear aspect, three windows to side aspect, door to side aspect opening to rear garden, ceiling spot lights, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, plumbing for washing machine, space for fridge/freezer, radiator and built-in under stair storage cupboard.

First Floor Accommodation

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

Landing

Ceiling light point, built-in storage cupboard, stairs rising to loft room and doors to:

Bedroom One 12'6" x 14' max

Two windows to front aspect, ceiling light point and radiator.

Bedroom Two 12'3" x 8'3" max

Window to rear aspect, ceiling light point and radiator.

Bathroom 12'8" x 7'7"

Window to rear aspect, ceiling spot lights, extractor fan, wood effect flooring, cupboard housing boiler, radiator and a bathroom suite comprising: P shaped bath with mixer tap and mixer shower over, shower screen, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Loft Room 17'6" max x 14' max

Velux window to front aspect, four wall mounted light points and radiator. (With some restricted head height)

Outside

Rear Garden

Accessed via a gated shared side access or the breakfast kitchen and benefits from paved pathway leading to paved garden with various gravel beds.





Agent Notes:

1. We are advised by the Vendor that there is a shared access way to the side and rear of the garden leading from Melton Road.
2. We have been unable to verify that the historic works to the loft have building regulations.
3. We have not been able to verify whether historic works/extensions 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.

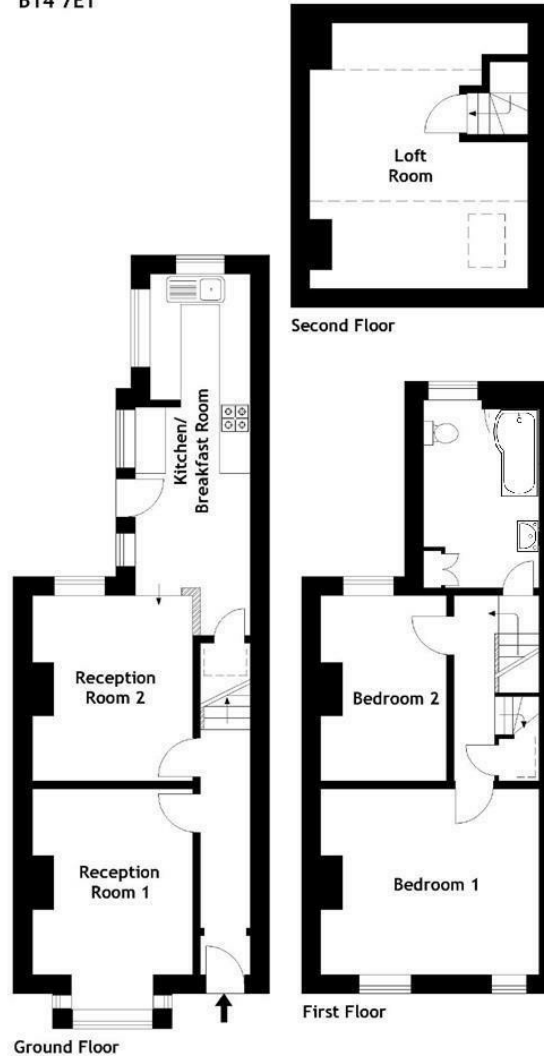
COUNCIL TAX BAND

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





39 Melton Road
Kings Heath
B14 7ET



Ref no:AM/7077/PN provided by Paul Narga-Martin. Not to scale.
For illustrative purpose only.

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.

