



HERITAGE ESTATE AGENCY



23 Featherstone Road, Kings Heath, Birmingham, B14 6BA

£500,000

A Four Bedroom Semi-Detached Property





Featherstone Road comprises in further detail:

The property is set back from the road and approached via fore garden with shared pathway to gated side access, lawn area with planted beds to side and driveway leading to step up to:

Open Canopy Porch

Main entrance door opening to:

Entrance Vestibule

Coved ceiling, wall mounted electric meter, wood effect flooring and door to:

Entrance Hallway 23'7" max x 6'1" max

Coved ceiling, ceiling light point, wood effect flooring, stairs rising to first floor accommodation with storage cupboard beneath, radiator and doors to:

Reception Room One 14'6" x 13' into recess

Window to front aspect, coved ceiling, ceiling light point, wood effect flooring, radiator and feature brick fire surround with coal effect gas fire set on hearth.

Reception Room Two 12'8" x 10'11" into recess

Window to rear aspect, coved ceiling, ceiling light point, wood effect flooring and radiator.

Kitchen 11'10" x 11'2"

Window to side aspect, ceiling spot lights, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit, integrated oven with four ring gas hob and extractor hood over, plumbing for washing machine, integrated fridge/freezer and door to:

Reception Room Three 13'6" x 9'10"

Two windows to side aspect, coved ceiling, ceiling light point, wood effect flooring, radiator and door to:

Rear Lobby 9'1" x 4'11"

Ceiling spot lights, wood effect flooring and doors to:

Ground Floor W.C.

Obscured window to side aspect, ceiling spot lights, wood effect flooring, radiator, pedestal wash hand basin and low level flush w.c.

Conservatory 8'5" x 8'

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, wall mounted light point and tiled flooring.

First Floor Accommodation

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

Landing

Coved ceiling, ceiling light point, stairs rising to second floor accommodation with built-in cupboards beneath and doors to:

Bedroom One 14'6" x 11'3" into recess

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

Bedroom Two 13' x 10'8" into recess

Window to rear aspect, coved ceiling, ceiling light point, wood effect flooring and radiator.

Bedroom Three/Study 10'8" x 5'10"

Window to front aspect, coved ceiling, ceiling light point and radiator.

Bathroom 12' max x 11'4" max

Obscured windows to side and rear aspects, ceiling light point, part tiled walls, radiator, airing cupboard housing hot water cylinder, fitted cupboards and a bathroom suite comprising: shower cubicle with mixer shower over, corner panelled bath, 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 to door opening to:





Bedroom Four 15'6" max x 17'8" max

Window to side aspect, two Velux windows, ceiling light point, radiator and access to eaves storage.

Outside

Rear Garden

Accessed via a gated side access or the conservatory and benefits from gravel pathway with planted bed to side leading to paved patio area with steps down to lawn area with bed to side, stepping stone pathway to Pergola with paved area and beds to sides, further lawn area with stepping stone pathway leading to paved and gravel area with raised beds and double doors opening to:

Summer House

Windows to front and side aspects.

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 D

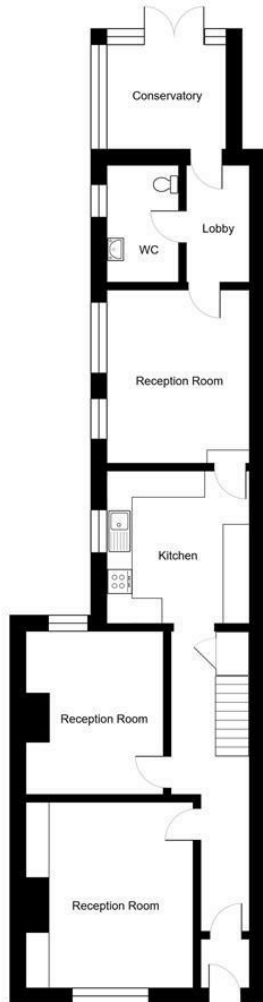




23 Featherstone Road, Kings Heath, Birmingham.

Total Area: approx 176.0 m² ... 1894 ft²

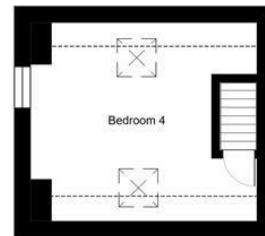
Ground Floor
Area: approx 91.1 m² ... 981 ft²



First Floor
Area: approx 59.3 m² ... 638 ft²



Second Floor
Area: approx 25.6 m² ... 275 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.

