



# HERITAGE ESTATE AGENCY



**56 Goldsmith Road, Kings Heath, Birmingham, B14 7EJ**

**Offers In Excess Of £380,000**

**A Four Bedroom Mid Terrace Property**





### **Goldsmith Road comprises in further detail:**

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

#### **Entrance Vestibule**

Ceiling light point, tiled flooring and door with window over opening to:

#### **Entrance Hallway**

Ceiling light point, decorative archway, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

#### **Reception Room One 14'6" into bay x 10'3" into recess**

Bay window to front aspect, coved ceiling, ceiling light point, meter cupboard, built-in cupboard to recess, wood effect flooring, radiator and feature recess to chimney breast with tiled hearth.

#### **Reception Room Two 11'10" x 13'10" into recess**

French style doors with windows over to rear aspect opening to rear garden, ceiling light point, wall mounted light point, door to under stair storage cupboard, wood effect flooring, radiator, feature recess to chimney breast with tiled hearth and opening to:

#### **Kitchen 20'7" x 7'2"**

Window to side aspect, French style doors to rear aspect opening to rear garden, ceiling spot lights, tiled 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 with mixer tap over, integrated eye level electric oven and gas hob, integrated dish washer, space for fridge/freezer,

plumbing for washing machine, fitted shelves, concealed boiler and radiator.

#### **First Floor Accommodation**

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

#### **Split Level Landing**

Two ceiling light points, door with stairs rising to second floor accommodation and further doors to:

#### **Bedroom One 8'11" x 13'11" into recess**

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

#### **Bedroom Two 11'11" x 10'10" into recess**

Window to rear aspect, ceiling light point, radiator and under stair storage cupboard.

#### **Bedroom Three 11'5" x 7'5"**

Window to rear aspect, ceiling light point and radiator.

#### **Bathroom**

Obscured window to side aspect, ceiling light point, part tiled walls and a bathroom suite comprising: panelled bath with shower over, wall mounted wash hand basin and low level flush w.c.

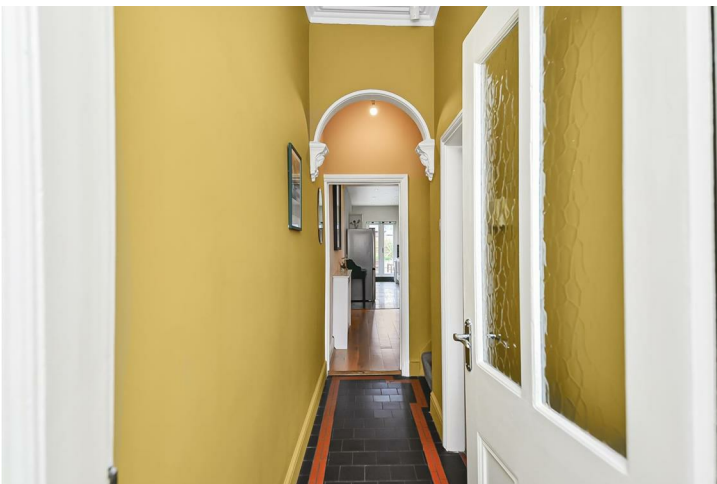
#### **Second Floor Accommodation**

Door from first floor landing leads to stairs rising to:

#### **Bedroom Four 21'6" max x 13'6"**

Two sky lights, ceiling spot lights, wood flooring, radiator, fitted wardrobes and shelving. (With some restricted head height)

#### **Outside**





### Rear Garden

Accessed from the kitchen, reception room two and benefits from being paved with raised planted beds and gated rear access.

### Agent Notes:

1. We have not been able to verify whether historic works to the ground floor 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 access way to the rear of the garden leading from Addison Road.

3. Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby.

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.

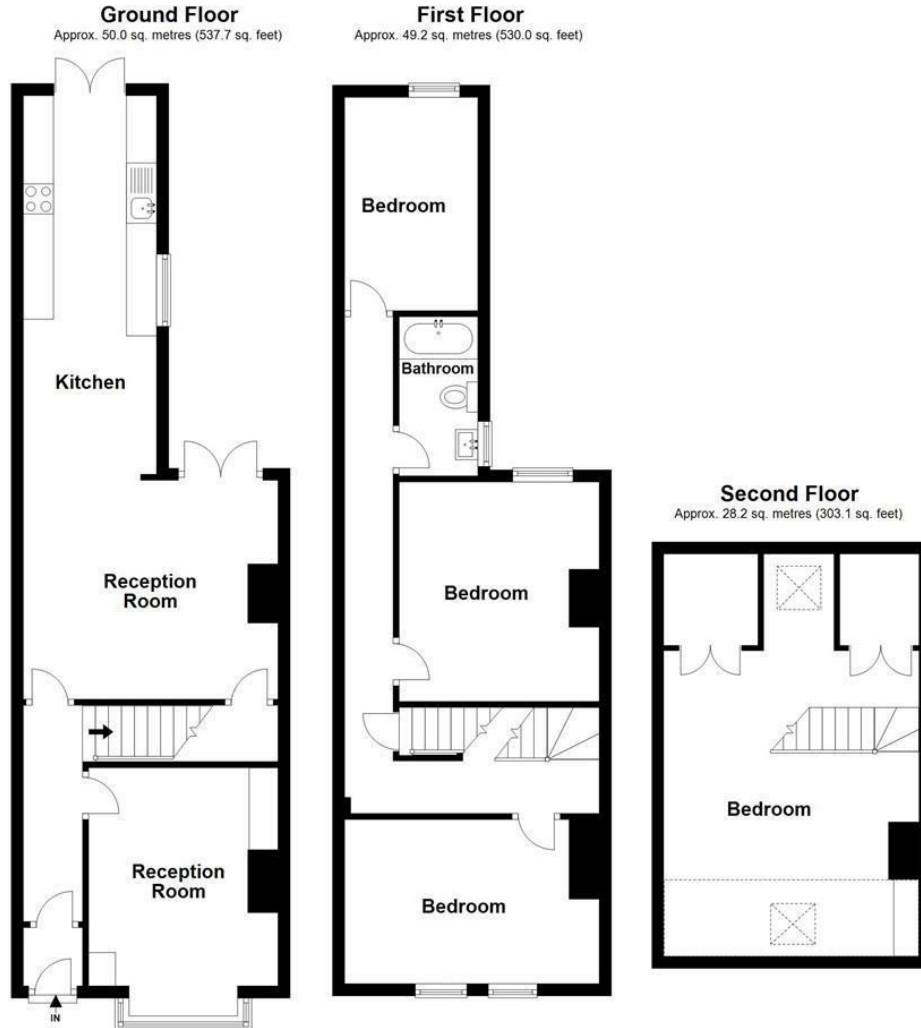
### GENERAL INFORMATION

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





Total area: approx. 127.4 sq. metres (1370.9 sq. feet)

Disclaimer  
Floorplan for illustrative purposes only  
Measurements are approximate and not to scale  
Please re-check all information before making any decisions  
For more information please contact the agent.

**56 Goldsmith Road**

**VIEWING** By appointment through 'Heritage'

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Website:- [www.heritage-estates.co.uk](http://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.

