



HERITAGE ESTATE AGENCY



25 Damar Croft, Kings Heath, Birmingham, B14 6PY

£275,000

A Three Bedroom End Terrace Property





Damar Croft comprises in further detail:

The property is set back from the road and approached via lawned fore garden, pathway with steps down to door to store cupboard and main entrance door opening to:

Entrance Lobby

Obscured window to front aspect, ceiling light point, wood flooring, stairs rising to first floor accommodation, radiator and door to:

Reception Room One 15'6" x 12'9" max

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

Reception Room Two (L Shaped) 17'1" x 12" max

Two ceiling light points, wood flooring, radiator, door to kitchen and openings to:

Store Area 17'5" x 4'

Two ceiling light points, wood flooring and radiator.

Conservatory 10'5" x 12'1"

Windows to rear and side aspects, French style doors to side aspect opening to rear garden, ceiling light point with fan, tiled flooring and radiator.

Kitchen 17'6" x 8'1" excl pantry

Window to rear aspect, door to rear aspect opening to rear garden, two ceiling light points, radiator, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven eye level oven and four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine and dish washer.

Under Stair Pantry

Ceiling light point and tiled flooring.

First Floor Accommodation

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

Landing

Ceiling light point, wood effect flooring and doors to:

Bedroom One 13'7" x 9'1"

Window to front aspect, ceiling light point, wood effect flooring, radiator, a range of fitted wardrobes and overhead storage cupboards.

Bedroom Two 11'3" max x 9'8" max

Window to rear aspect, ceiling light point, wood effect flooring, radiator and built-in wardrobe.

Bedroom Three 10'2" max x 5'11" max

Window to front aspect, ceiling light point, wood effect flooring, radiator and stairs rising to loft room.

Shower Room

Obscured window to rear aspect, ceiling light point, tiled walls and flooring, heated towel rail and a suite comprising: shower cubicle with multi jets and mixer shower over, corner wash hand basin encased in vanity unit, built-in cupboards with surface over and inset low level flush w.c.

Loft Room 10'6" max x 14'2" max

Velux window, ceiling light point, wood effect flooring, radiator and access to eaves storage.

Outside





Rear Garden

Accessed via a shared gated side access, the kitchen or conservatory and benefits from raised decked seating area with Pergola and steps down to lawn area with gravelled beds.

Garage En Bloc

Accessed via driveway leading from Damar Croft.

Agent 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 have been unable to verify that the historic works to the loft have building regulations.

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.

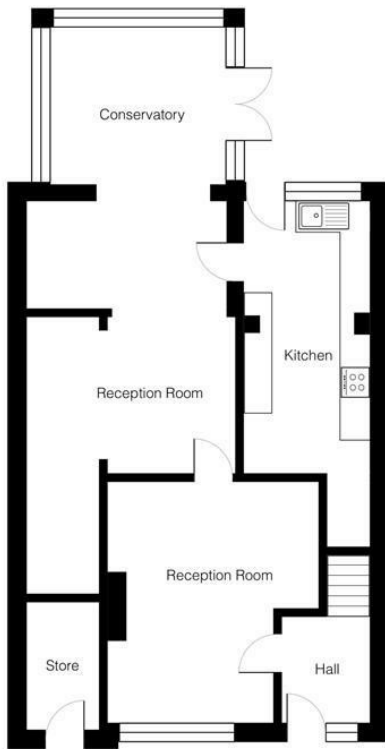
COUNCIL TAX BAND

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

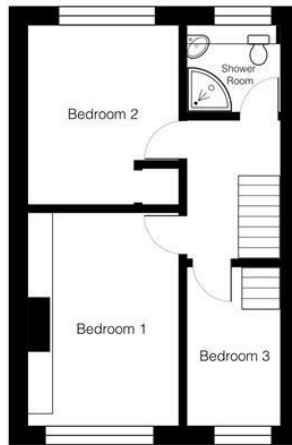




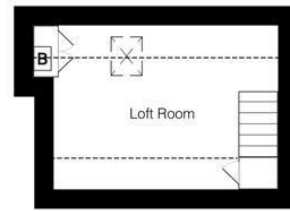
Ground Floor
Area: approx 80.5 m² ... 867 ft²



First Floor
Area: approx 38.7 m² ... 417 ft²



Loft Level



25 Damar Croft, Kings Heath, Birmingham.

Total Area: approx 119.3 m² ... 1284 ft² (excluding 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.

