



HERITAGE ESTATE AGENCY



44 Addison Road, Kings Heath, Birmingham, B14 7EW

Offers In Excess Of £300,000

A Three Bedroom Mid Terrace Property





Addison Road comprises in further detail:

The property is set back from the road and approached via paved fore garden leading to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, wood effect flooring and door with obscured window over opening to:

L Shaped Entrance Hallway

Coved ceiling, two ceiling light points, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14'7" into bay x 9'9" into recess

Bay sash style window to front aspect, coved ceiling, ceiling light point, radiator and feature exposed brick chimney breast with recess.

Reception Room Two 12'2" x 12'10" into recess

Window to rear aspect, ceiling light point, opening to stairs rising to first floor accommodation, radiator and door with step down to:

Breakfast Kitchen 22'6" x 7'3" max

Two sash style windows to side aspect, further window to side aspect, French style doors to rear aspect opening to rear garden, ceiling light point, ceiling spot lights, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset Belfast style sink with mixer tap over, integrated oven with four ring electric hob over, integrated fridge/freezer, dish washer and washing machine, concealed boiler and two column style radiators.

First Floor Accommodation

Leading from the entrance hallway or reception room two, stairs rise to first floor accommodation leading onto:

Landing

Coved ceiling, three ceiling light points, loft access, radiator and doors to:

Bedroom One 12'2" x 13'3" into bay

Sash style window to front aspect, ceiling light point, radiator and fitted wardrobes.

Bedroom Two 8'11" x 9'10" into recess

Sash style window to rear aspect, ceiling light point, radiator and mirrored wardrobe.

Bedroom Three 12' x 7'3"

Sash style window to rear aspect, further window to side aspect, ceiling light point and radiator.

Bathroom 5'4" x 9'9"

High level window panel, ceiling spot lights, part tiled walls, tiled flooring, column style radiator and a bathroom suite comprising: shower cubicle with overhead rainfall style shower over, roll top bath with mixer tap over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

Accessed via the breakfast kitchen and benefits from paved seating area, raised planted beds and access to rear passageway.





Agent Notes:

1. Heritage Estate Agency advise potentially interested parties that the property is in close proximity to commercial premises.

2. We are advised by the Vendor that the property has the benefit of a shared access way to the rear of the property leading from Addison Road.

3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the road in front of the property is subject to parking restrictions.

The vendor(s) 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 vendor(s) 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

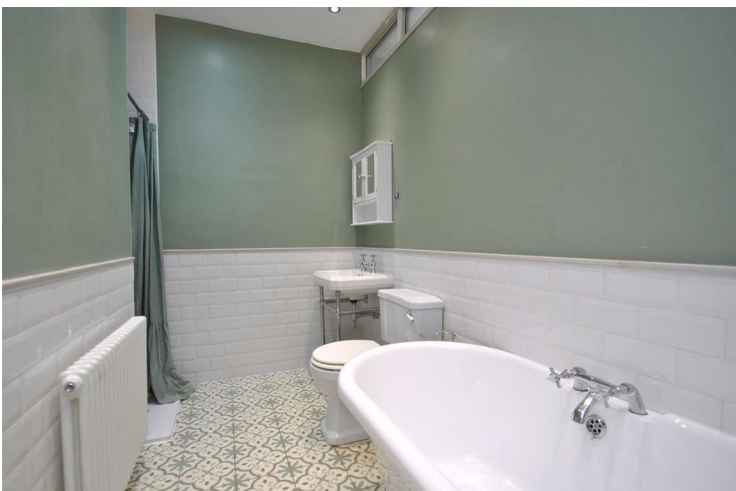
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

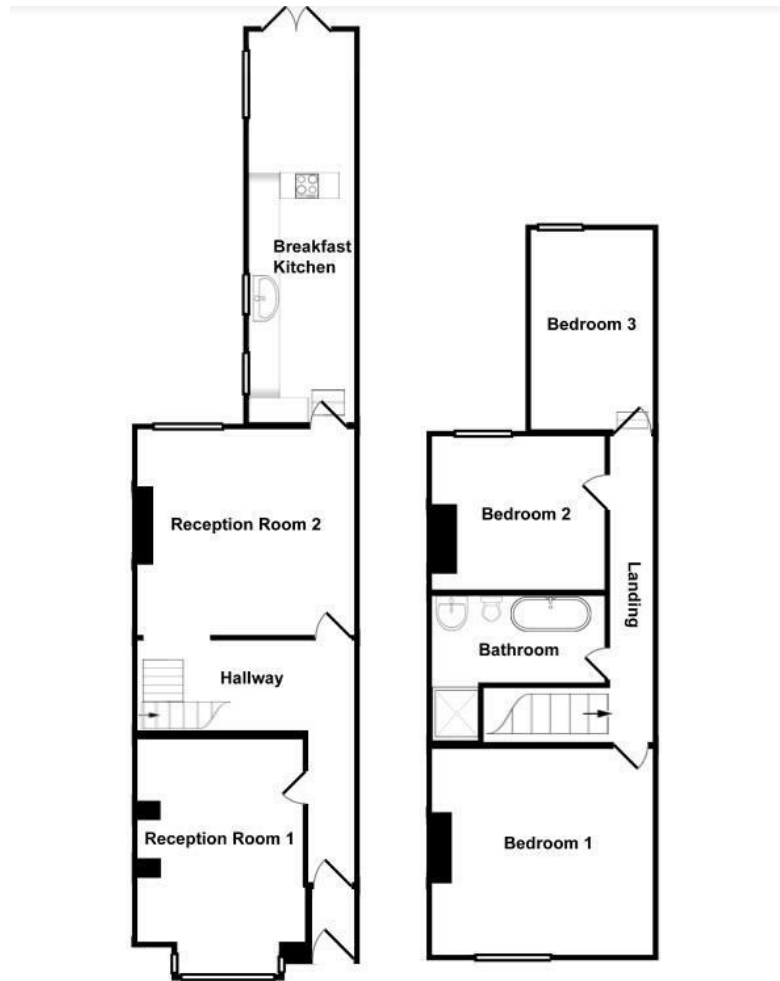
GENERAL INFORMATION

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





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Total area: approx, 1,004.7 sq feet

This floor plan is for illustrative purposes only and may not be representative of the property. The position and size of the doors, windows and other features are approximate only.

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.

