



HERITAGE ESTATE AGENCY



105 Woodthorpe Road, Kings Heath, Birmingham, B14 6EG

£465,000

A Five Bedroom Semi-Detached Property





Woodthorpe Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, shaped planted beds, gravel and block paved driveway leading to gated side access and to step up to:

Open Canopy Porch

Main entrance door with obscured window over opening to:

Entrance Hallway

Two obscured windows to side aspect, ceiling spot lights, tiled flooring, under floor heating, stairs rising to first floor accommodation, two built-in cupboards housing meters and doors to:

Ground Floor W.C.

Obscured window to side aspect, ceiling spot lights, extractor fan, tiled flooring, under floor heating, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Reception Room 14' into bay x 11'9" max

Bay window to front aspect, ceiling light point and under floor heating.

L Shaped Living/Dining/Kitchen 21'5" max x 18'1" max

Window to rear aspect, bi-folding doors to rear aspect opening to rear garden, sky lantern, ceiling spot lights, extractor fan, tiled flooring, under floor heating, wall mounted boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated eye level oven and five ring gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling spot lights, stairs rising to second floor accommodation and doors to:

Bedroom Two 11'9" x 10'8"

Window to rear aspect, ceiling spot lights and radiator.

Bedroom Three 14'6" into bay x 9'8" max

Bay window to front aspect, ceiling spot lights, wood flooring and radiator.

Bedroom Four 8'1" x 8'

Window to front aspect, ceiling light point and radiator.

Family Bathroom 8'5" x 6'10"

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: panelled bath with mixer tap and shower attachment over, walk-in shower cubicle with wall mounted mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

Velux window, ceiling spot lights and doors to:

Bedroom One 11'2" max x 13'8" max

L shaped. Three windows to rear aspect, ceiling spot lights, radiator and door to:

En-Suite Shower Room

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: shower cubicle with electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.



**Bedroom Five/Dressing Room 18'2" into recess x 8'5"**

Two Velux windows, spot lights and radiator. (With some restricted head height)

Outside**Rear Garden**

Accessed via a gated side access or the living/dining/kitchen and benefits from raised decked seating area leading to lawn area, planted beds to sides, pathway leading to rear gated access and pedestrian door to:

Detached Rear Garage/Workshop 17'9" x 13'2"

Electric operated roller door, three windows and electric points.

Agent Note:

We are advised by the vendors of the property that they have a right of way over the shared driveway to the rear of the garden which leads off Woodthorpe Road.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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.



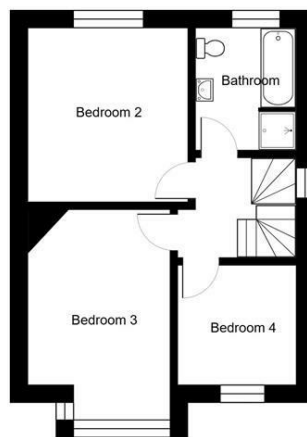


105 Woodthorpe Road, Kings Heath, Birmingham.

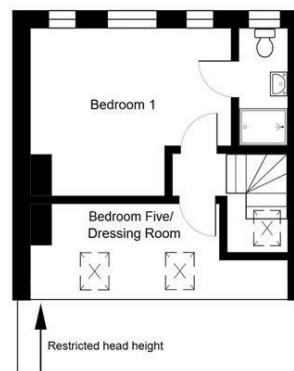
Ground Floor
Area: approx 57.1 m² ... 614 ft²



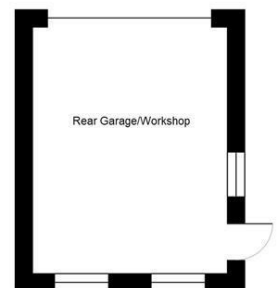
First Floor
Area: approx 42.6 m² ... 458 ft²



Second Floor
Area: approx 28.1 m² ... 302 ft²



Outbuilding



Total Area: approx 127.7 m² ... 1375 ft² (excluding workshop)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

