



HERITAGE ESTATE AGENCY



33 Dunsmore Road, Hall Green, Birmingham, B28 8EA

£240,000

A Three Bedroom Mid Terrace Property





Dunsmore Road comprises in further detail:

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

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Vestibule

Ceiling light point, built-in cupboard housing gas meter, tiled flooring and door with window over to:

Entrance Hallway

Ceiling light point, stairs rising to first floor accommodation with storage cupboard beneath, radiator and doors to:

Store Room

Obscured window to front aspect, ceiling light point, electric meter and wall mounted boiler.

Reception Room One 14'5" into bay x 9'4" max

Bay window to front aspect, ceiling light point with ceiling rose, two wall mounted light points, picture rail, wooden flooring, radiator and feature recess to chimney breast with tiled hearth.

Reception Room Two 15'3" max x 9'11" max

Bay window with door to rear aspect opening to rear garden, ceiling light point with ceiling rose, picture rail, fitted shelving to recess, two radiators, feature fire surround with inset gas fire, tiled surrounds and hearth.

Kitchen 10' x 6'1"

Sash style window to rear aspect, ceiling spot lights,

tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated double oven with four ring gas hob and extractor hood over, under counter fridge, dishwasher and opening to:

Lean To/Utility 9'5" max x 8' max

Windows to side aspect, door to rear aspect opening to rear garden, wooden flooring, base unit with work surface over and plumbing for washing machine.

First Floor Accommodation

Leading from the entrance hallway a turning staircase rises to first floor accommodation leading onto:

Landing

Ceiling light point, loft access with pull down ladder and doors to:

Bedroom One 13'2" max x 10' max

Window to rear aspect, ceiling light point, picture rail and radiator.

Bedroom Two 12'3" max x 9'4"

Window to front aspect, ceiling light point, picture rail, radiator and original style feature fire place.

Bedroom Three 9'3" x 6'9"

Window to front aspect, ceiling light point, picture rail and radiator.

Bathroom 10' x 6'1"

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, built-in shelving, radiator





and a fitted bathroom suite comprising: P shaped panelled bath with mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via reception room two or the lean to/utility and benefits from patio area with door to outbuilding, steps down to lawn area, paved seating area to rear, shed and gated rear access.

Agent Note:

We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Dunsmore Road.

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





33 Dunsmore Road, Hall Green, Birmingham.

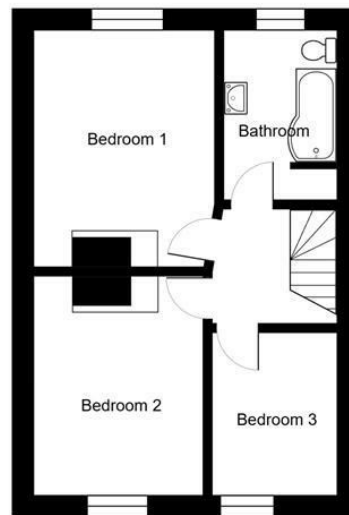
Ground Floor

Area: approx 48.8 m² ... 525 ft²



First Floor

Area: approx 40.6 m² ... 437 ft²



Total Area: approx 89.4 m² ... 962 ft² (excluding store)

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.

