



HERITAGE ESTATE AGENCY



51 Cecil Road, Selly Park, Birmingham, B29 7QQ

£200,000

A Two Bedroom Mid Terrace Property





Cecil Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front and pathway leading to main entrance door opening to:

Entrance Hallway

Ceiling light point, radiator and doors to:

Reception Room One 13'6" into bay x 8' max

Bay window to front aspect, ceiling light point, cupboard housing electric meter and radiator.

Reception Room Two 12'2" x 11'5" max

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

Inner Lobby

Bi-folding door to stairs rising to first floor accommodation and opening to:

Breakfast Kitchen 15'6" x 6'6"

Two obscured windows to side aspect, ceiling strip light 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 oven with four ring gas hob over, space for fridge/freezer and door to:

Rear Lobby

Door to side aspect opening to rear garden, ceiling light point, cupboard housing boiler and sliding door to:

Ground Floor Bathroom 6'7" x 4'5"

Obscured window to side aspect, ceiling light point, tiled walls, high level radiator and a bathroom suite comprising: bath with electric shower over, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation

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

Split Level Landing

Obscured window to side aspect, two ceiling light points, loft access and doors to:

Bedroom One 11' x 11'4" max

Three windows to front aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Two 12'4" x 8'4" max

Window to rear aspect, ceiling light point, wood effect flooring and radiator.

Bathroom 8'8" x 6'8"

Obscured window to rear aspect, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: panelled bath, walk-in shower cubicle with electric shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side access or the rear lobby benefitting from paved pathway leading to shared pathway to side access, picket fence to garden area with gated rear access and pedestrian door to:

Detached Rear Garage

Up and over door to front aspect and window to rear aspect.

Agent Notes:

1. We would advise interested parties that the sellers of the property will be acting as Executors and that a Probate application has been submitted.





2. 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.

3. We are advised that there is a right of way for the neighbouring property to pass over part of the garden and for this property to pass over the gardens of neighbouring properties to access a shared side passageway.

4. We are advised that there is a shared driveway to the rear of the garden which leads off Kitchener Road.

5. Heritage Estate Agency feel it prudent to advise potentially interested parties that Cecil Road backs on to the River Rea.

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

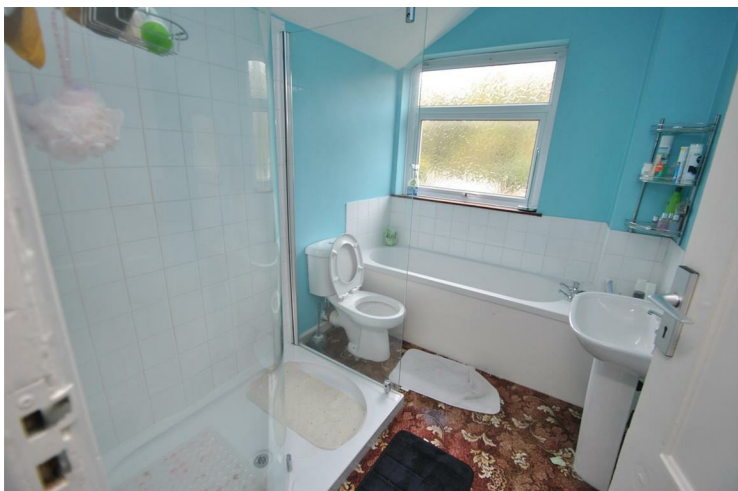
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





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.

