



# HERITAGE ESTATE AGENCY



**32 Valentine Road, Kings Heath, Birmingham, B14 7AJ**

**£600,000**

**A Four Bedroom Mid Terrace Property**





### **Valentine Road comprises in further detail:**

The property is set back from the road and approached via driveway leading to step up to main entrance door with half moon window over opening to:

#### **Entrance Vestibule**

Coved ceiling, ceiling light point, wall mounted electric meter, tiled flooring and door with stained glass panels inset and window over opening to:

#### **Entrance Hallway 25' x 5'7" max**

Window to side aspect, part coved ceiling, ceiling light point with ceiling rose, ceiling spot lights, tiled flooring, stairs rising to first floor accommodation, two column style radiators and doors to:

#### **Under Stair Storage Cupboard**

Ceiling light point, coat hooks, tiled flooring and door leading to steps descending to:

#### **Cellar 11'1" x 13'10" excl recess**

Ceiling spot lights, wall mounted gas meter and electric points.

#### **Ground Floor W.C.**

Ceiling light point, extractor fan, tiled flooring, wall mounted corner wash hand basin with tiled splash back and low level flush w.c.

#### **Reception Room One 13'4" into bay x 13'9" max**

Bay window with shutters to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden flooring, radiator and feature fire place with tiled inset and hearth.

#### **Reception Room Two 12'4" max x 12' max**

French style doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden flooring, radiator and feature fire place with tiled inset and hearth.

#### **Dining Kitchen 23'11" max x 8'9" max**

Window to side aspect, French style doors with windows to sides to rear aspect opening to rear garden, ceiling spot lights, slate tiled flooring, two column style radiators, original style built-in

cupboard housing boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink unit and drainer with mixer tap over, Range style cooker with extractor hood over, integrated fridge/freezer, washer/dryer and dish washer.

#### **First Floor Accommodation**

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

#### **Split Level Landing**

Velux window, ceiling light point, ceiling spot lights, stairs rising to second floor accommodation, column style radiator and doors to:

#### **Bedroom One 11'3" x 17'11" max**

Two sash style windows to front aspect, ceiling light point with fan, wooden flooring, radiator, original style feature fire place and door to:

#### **En-Suite Shower Room**

Ceiling spot lights, extractor fan, heated towel rail, part tiled walls, wooden flooring and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

#### **Bedroom Two 8'1" x 11'11" max**

Sash style window to rear aspect, ceiling light point, radiator and original style feature fire place.

#### **Family Bathroom 6'10" x 9'6"**

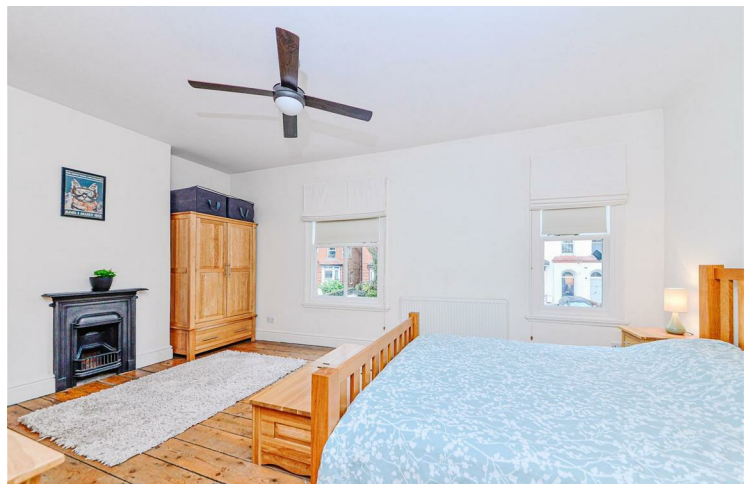
Obscured window to rear aspect, ceiling spot lights, extractor fan, wooden flooring, column style radiator with towel rail and a bathroom suite comprising: free standing roll top bath with telephone style mixer tap and shower attachment over, fully tiled shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

#### **Second Floor Accommodation**

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

#### **Landing**

Velux window, ceiling spot lights, radiator and doors to:





### **Bedroom Three 12'5" x 13'1"**

Dormer window to rear aspect, ceiling spot lights, wood flooring, radiator and built-in cupboard.

### **Bedroom Four 11' max 11'10" max**

Velux window, ceiling spot lights and radiator. (With some restricted head height)

### **Outside**

#### **Rear Garden**

Accessed via reception room two or the dining kitchen and benefits from paved pathway with Pergola to paved patio area, steps down to lawn area with planted beds to sides, pathway to further lawn area with planted beds, raised bed and gate to rear access.

#### **Agent Notes:**

1. Heritage Estate Agency advise potentially interested parties that the property is in close proximity to Kings Heath Primary School.
2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the road in front of the property is subject to parking restrictions.
3. 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 Valentine 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.

#### **COUNCIL TAX BAND**

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





Total Area: approx 172.2 m<sup>2</sup> ... 1854 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

32 Valentine Road, Kings Heath, Birmingham.

**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) <b>A</b>			74
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			74
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

