



HERITAGE ESTATE AGENCY



84 Drayton Road, Kings Heath, Birmingham, B14 7LR

£400,000

A Four Bedroom Mid Terrace Property





Drayton Road comprises in further detail:

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

Entrance Hallway

Ceiling light point with ceiling rose, further ceiling light point, stairs rising to first floor accommodation, radiator

Reception Room One 13'1" max x 11'1" max

Bay window to front aspect, ceiling light point, radiator, built-in cupboards housing gas and electric meters.

Reception Room Two 11'1" x 11'6" max

Window to rear aspect, ceiling light point, door to under stair storage cupboard, radiator, decorative hearth and opening to:

Kitchen 17'10" excl recess x 8'5" max

Two windows to side aspect, French doors to rear aspect opening to rear garden, ceiling spot lights, wood effect flooring, built-in cupboard housing boiler, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with five ring gas hob and extractor hood over, space for fridge/freezer, plumbing for dishwasher and washing machine.

First Floor Accommodation

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

Split Level Landing

Ceiling light point with ceiling rose, further ceiling light point, stairs rising to second floor accommodation and doors to:

Bedroom Two 11'3" x 16'9" max

Two windows to front aspect, ceiling light point and radiator.

Bedroom Three 11'2" x 10'7" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Four 7'8" x 8'6"

Window to rear aspect, ceiling light point and radiator.

Family Bathroom

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, heated towel rail and a bathroom suite comprising: P shaped bath with mixer tap and mixer shower over, shower screen, 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 first floor accommodation leading onto:

Landing

Door to:

Bedroom One 17'8" max x 12'1" max

Window to rear aspect, two Velux windows, ceiling spot lights, wall mounted light point, radiator and door to:

En-Suite Shower Room

Ceiling light point, extractor fan and a suite comprising: corner shower cubicle with shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside





Rear Garden

Accessed via a gated shared side access or the kitchen and benefits from paved patio area with planted bed to side, raised planted beds, lawn area with beds to sides, nature pond, shed and large tree to rear.

Agent Notes:

1. We are advised by the vendor that the property is in close proximity to St. Dunstons Catholic Primary School.

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.

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

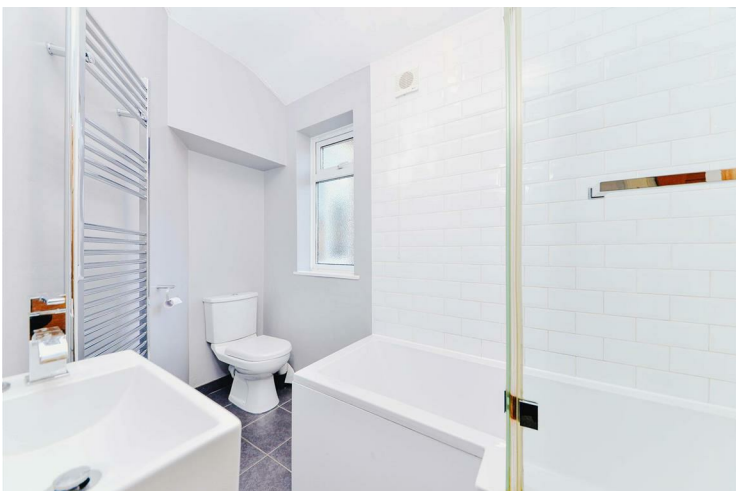
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

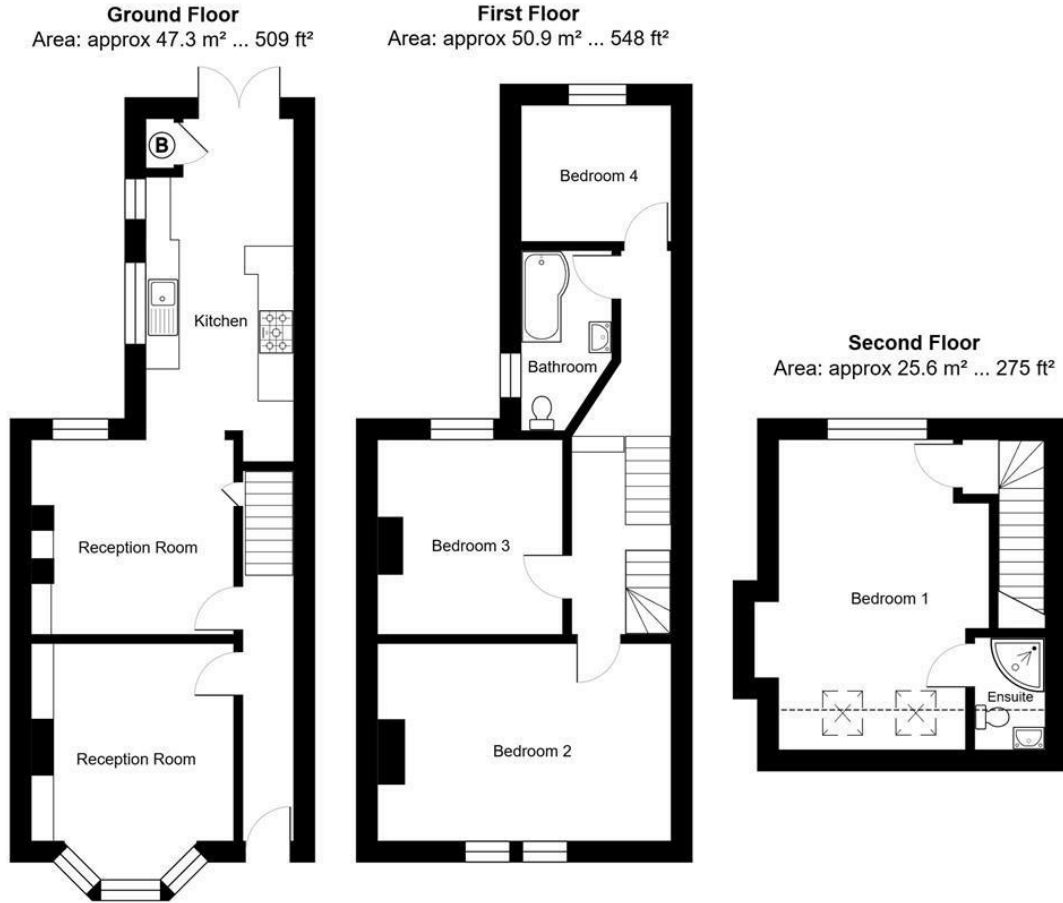
GENERAL INFORMATION

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 B





84 Drayton Road, Kings Heath, Birmingham.

Total Area: approx 123.8 m² ... 1332 ft²

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.

