



HERITAGE ESTATE AGENCY



27 Wheelers Lane, Kings Heath, Birmingham, B13 0SB

£530,000

A Three Bedroom Detached Property





Wheelers Lane comprises in further detail:

The property is set back from the road and approached via driveway with dwarf wall to front, planted beds to sides, leading to two garages and main entrance door opening to:

Entrance Vestibule

Ceiling light point and door to:

Entrance Hallway 13'2" x 7'1"

Obscured window to front aspect, coved ceiling, ceiling light point, wall mounted light point, stairs rising to first floor accommodation, radiator and doors to:

Built-In Cloakroom

Window to front aspect and coat hooks.

Reception Room One 14'7" max x 10'11"

Bay window to front aspect, coved ceiling, ceiling light point, three wall mounted light points and two radiators.

Reception Room Two 16'5" max x 10'11" max

Coved ceiling, ceiling light point, two wall mounted light points, two radiators, feature surround with hearth and patio doors opening to:

Conservatory 7'6" x 10'2"

Windows to rear and side aspects, French style doors to side aspect opening to rear garden, two wall mounted light points and electric points.

L Shaped Kitchen 10'4" max x 15'2" max

Two windows to rear aspect, ceiling spot lights, wood effect flooring 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, island unit with work surface over and cupboards beneath, space for cooker with extractor hood over, plumbing for dishwasher, space for fridge/freezer, radiator and door to:

Utility Room 11'7" max x 8'6" max

Obscured window to side aspect, door to rear aspect opening to rear garden, coved ceiling, ceiling strip light, part tiled walls, wall

mounted boiler, wood effect flooring, base units with work surface over, inset sink and drainer unit with mixer tap over, plumbing for washing machine, space for tumble dryer and doors to:

Ground Floor W.C.

Obscured window to rear aspect, ceiling light point, wood effect flooring and low level flush w.c.

Garage One 16'1" x 12'3" max

Double door to front aspect, ceiling light point, wall mounted gas and electric meters and door to:

Garage Two 14'6" x 7'3"

Double doors to front aspect and ceiling light point.

First Floor Accommodation

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

Landing

Obscured window to side aspect, coved ceiling, ceiling light point, loft access, radiator and doors to:

Bedroom One 15'11" max x 10'11" max

Window to rear aspect, coved ceiling, ceiling light point and radiator.

Bedroom Two 15'2" into bay x 10'11"

Bay window to front aspect, coved ceiling, ceiling light point, radiator, a range of fitted wardrobes, drawers and dressing table.

Bedroom Three 7'11" x 10'8"

Window to front aspect, coved ceiling, ceiling light point, radiator and door to:

L Shaped Store Cupboard

Obscured window to rear aspect, ceiling light point and hot water cylinder. (With some restricted head height)

Bathroom 7'4" x 7'10"

Obscured window to rear aspect, ceiling light point, extractor fan, tiled walls and flooring, heated towel rail and a bathroom suite comprising: walk-in shower cubicle with mixer shower over,





panelled bath with mixer tap over and wash hand basin with mixer tap over encased in vanity unit.

Separate W.C.

Obscured window to side aspect, ceiling light point, part tiled wall and low level flush w.c.

Outside

Rear Garden

Accessed via the conservatory or the utility room and benefits from paved patio with step up to lawn area with planted bed and pathway to side leading to rear.

Agent Note:

We have not been able to verify whether historic extensions to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

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.

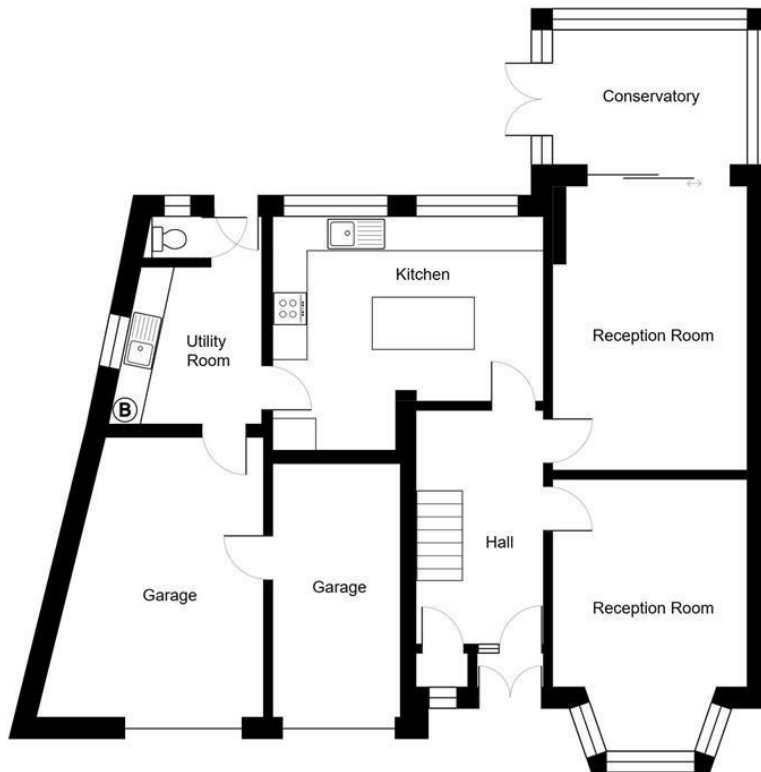
COUNCIL TAX BAND

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

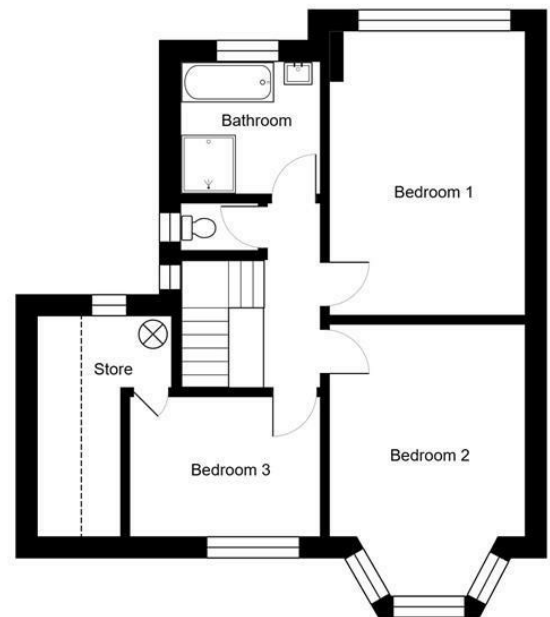




Ground Floor
Area: approx 105.5 m² ... 1136 ft²



First Floor
Area: approx 61.0 m² ... 657 ft²



27 Wheelers Lane, Kings Heath, Birmingham.

Total Area: approx 166.6 m² ... 1793 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

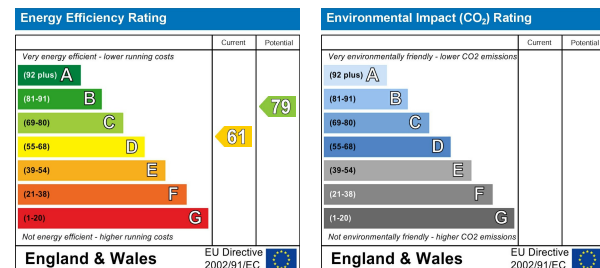
Our opening times are:-

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.



The Property
Ombudsman

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