



HERITAGE ESTATE AGENCY



82 Avenue Road, Kings Heath, Birmingham, B14 7TG

£350,000

A Three Bedroom End Terrace Property





Avenue Road comprises in further detail:

The property is set back from the road and approached via fore garden with paved area, steps rising to gated side access, raised planted bed and steps rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, tiled flooring, wall mounted electric meter and door to:

Entrance Hallway

Part coved ceiling, three ceiling light points, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Area

Window to side aspect.

Reception Room One 15'7" into bay x 12'7" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, three wall mounted light points, built-in cupboard housing gas meter, radiator, feature fire surround with wall mounted gas fire, tiled surrounds and hearth.

Reception Room Two 12'4" x 12'7" max

Window to side aspect, door with window to side and over to rear aspect opening to rear garden, coved ceiling, ceiling light point, picture rail and radiator.

Breakfast Kitchen including Utility Area 35'10" max x 7'10" excl bay > 5'11" min

Bay window with window seat to side aspect, further window to side aspect, part coved ceiling, four ceiling light points, part wood effect flooring, two radiators, step up to kitchen area with 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 four ring induction hob and concealed extractor hood over, space for fridge, door to rear lobby and opening to:

Utility Area

Windows to side and rear aspects, ceiling light point, a range of base units with work surfaces over, inset sink and drainer unit with mixer tap over, plumbing for washing machine, space for freezer and tumble dryer.

Rear Lobby

Door to side aspect opening to rear garden and door to:

Ground Floor W.C.

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

First Floor Accommodation

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

Landing

Window to side aspect, three ceiling light points, radiator and doors to:

Bedroom One 12'4" x 15'11" into wardrobes

Two windows to front aspect, ceiling light point, two radiators, a range of fitted wardrobes and dressing table.

Bedroom Two 12'5" x 12'11" max

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

Bedroom Three 10'9" max x 7'11" max

Window to rear aspect, ceiling light point, loft access, radiator and fitted wardrobe with double doors housing boiler.

Shower Room 4'9" max x 8'1" max

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, heated towel rail and a suite comprising: corner shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.





Outside

Rear Garden

Accessed via a gated side access, reception room two or the rear lobby and benefits from paved area with pond, lawn area with planted bed to side, pathway leading two sets of steps rising to planted beds and pathway leading to paved area with shed.

Agent Notes:

1. 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.
2. Heritage Estate Agency feel it prudent to advise potentially interested parties that Avenue Road has a railway line nearby and over looks Kings Heath Park.
3. We would advise interested parties that the sellers of the property have Letters of Administration.

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

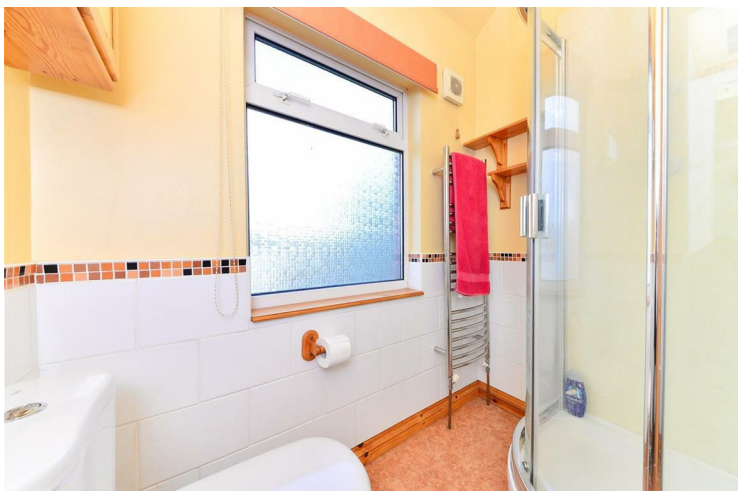
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

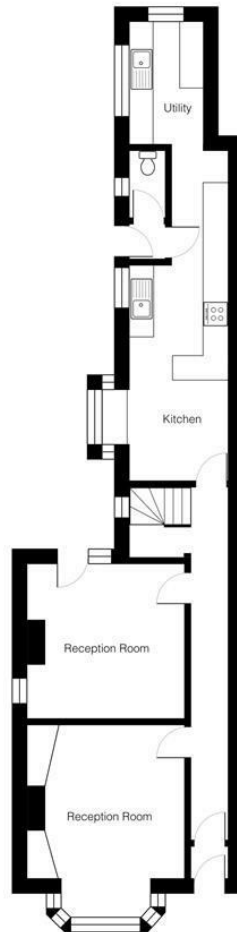
COUNCIL TAX BAND

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





Ground Floor
Area: approx 71.0 m² ... 764 ft²



First Floor
Area: approx 55.2 m² ... 595 ft²



82 Avenue Road, Kings Heath, Birmingham.

Total Area: approx 126.3 m² ... 1359 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

