



# HERITAGE ESTATE AGENCY



**204 Fordhouse Lane, Stirchley, Birmingham, B30 3AB**

**£280,000**

**A Three Bedroom End Terraced Property**







### **Fordhouse Lane comprises in further detail:**

The property is set back from the road and approached via gated fore garden with dwarf wall to front, lawn area and pathway leading to step up to:

#### **Open Canopy Porch**

Main entrance door opening to:

#### **Entrance Hallway 15'8" x 6' excl recess**

Two windows to front aspect, ceiling light point, dado rail, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

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

Window to side aspect.

#### **Lounge/Dining Area 31'10" max x 11'8" max**

Bay window to front aspect, window to rear aspect, coved ceiling, two ceiling light points with ceiling roses, two radiators, feature fire surround with hearth and opening to:

#### **Kitchen Area 7' x 8'10"**

Window and door to rear aspect opening to rear garden, ceiling strip light, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, space for cooker with extractor hood over, plumbing for washing machine and wall mounted boiler.

#### **First Floor Accommodation**

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

#### **Landing**

Obscured window to side aspect, ceiling light point and doors to:

#### **Bedroom One 15'3" into bay x 10'2" into wardrobes**

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

#### **Bedroom Two 13'2" x 10'10" into wardrobes**

Window to rear aspect, ceiling light point, wood effect flooring, radiator and a range of fitted wardrobes.

#### **Bedroom Three 9'9" x 7'5"**

Window to front aspect, ceiling light point and radiator.

#### **Bathroom 8'10" x 7'**

Window to rear aspect, ceiling light point, tiled walls and a bathroom suite comprising: corner panelled bath with shower over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

#### **Rear Garden**

Accessed a shared gated side access or the kitchen and benefits from paved seating area, dwarf wall with gate to lawn area with planted beds to sides and pathway leading to paved area.

#### **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 advise potentially interested parties that there are commercial premises and a railway line nearby.

3. We understand from the vendor that they have an informal arrangement with a family member to occupy the property and that they have agreed to vacate the property prior to completion.

4. 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 Fordhouse Lane.

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





## 204 Fordhouse Lane in Stirchley

### Ground Floor

Area: approx 49.3 m<sup>2</sup> ... 531 ft<sup>2</sup>



### First Floor

Area: approx 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>



Total Area: approx 96.2 m<sup>2</sup> ... 1036 ft<sup>2</sup>

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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

