



HERITAGE ESTATE AGENCY



34 Collingwood Road, Kings Norton, Birmingham, B30 3NY
£315,000

A Four Bedroom End Terrace Property



**Collingwood Road comprises in further detail:**

The property is set back from the road and approached via communal pathway leading to fore garden with pathway leading to gated side access and main entrance door opening to:

Entrance Hallway

Ceiling light point, wood effect flooring, laminate wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Ceiling light point, extractor fan, wood effect flooring, radiator, wall mounted wash hand basin and low level flush w.c.

Reception Room One 17'7" x 8'10"

Window to front aspect, French style doors to rear aspect opening to rear garden, two ceiling light points, wood effect flooring and radiator.

Kitchen 17'7" max x 9'1" max

Window to front aspect, French style doors to rear aspect opening to rear garden, ceiling spot lights, built-in storage cupboard, wood effect flooring, wall mounted vertical contemporary style radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated double oven with five ring gas hob and extractor hood over, integrated dish washer, plumbing for washing machine, space for American style fridge/freezer and concealed boiler.

First Floor Accommodation

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

Landing

Window to rear aspect, ceiling light point, stairs rising to second floor accommodation and doors to:

Airing Cupboard

Housing hot water cylinder.

Reception Room Two 17'7" max x 13'7" max

Two windows to front aspect, French style doors with Juliette balcony to rear aspect, two ceiling light points and radiator. (L shaped)

Bedroom Four 8'8" x 9'10"

Window to front aspect, ceiling light point and radiator.

Family Bathroom 5'7" max x 7'3" max

Obscured window to rear aspect, ceiling light point, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower attachment 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 onto:

Landing

Window to rear aspect, ceiling light point, loft access and doors to:

Bedroom One 17'8" max x 9'2" excl recess

Windows to front and rear aspects, ceiling light point, two radiators and door to:

En-Suite Shower Room

Ceiling light point, extractor fan, part tiled walls, radiator and a suite comprising: shower cubicle with wall mounted mixer shower over, pedestal wash hand basin and low level flush w.c.

Bedroom Two 9'3" x 7'3"

Window to rear aspect, ceiling light point and radiator.

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

Window to front aspect, ceiling light point and radiator.





Outside

Rear Garden

Accessed via a gated side access, reception room one or the kitchen and benefits from paved seating area, lawn area, planted beds and pathway leading to gated rear access to shared passageway leading to:

Detached Garage 16'10" x 8'6"

Up and over door to front and allocated parking space to front.

Service Charge

We understand from the vendors that the property is subject to a Service Charge for communal areas as below:

Service Charge - £49.99 per annum (01.01.25 to 31.12.25)

The vendor(s) have provided the information relating to the service charge 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 vendor(s) 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

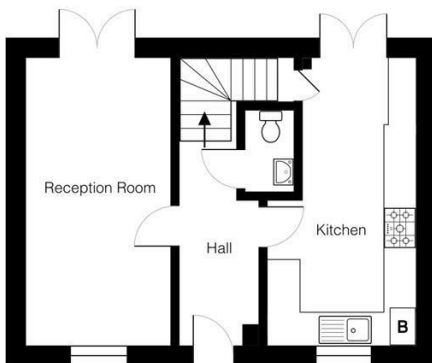
The vendor has informed us that the property is located within Birmingham City Council - Band D





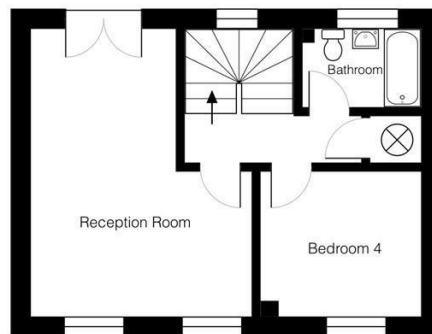
Ground Floor

Area: approx 39.3 m² ... 423 ft²



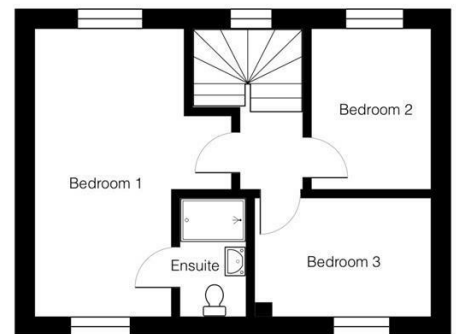
First Floor

Area: approx 39.3 m² ... 423 ft²

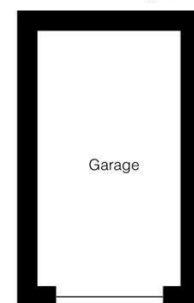


Second Floor

Area: approx 39.9 m² ... 429 ft²



Outbuilding Block Garages



34 Collingwood Road, Kings Norton, Birmingham, B30 3NY.

Total Area: approx 118.5 m² ... 1275 ft² (excluding garage)

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	

