



HERITAGE ESTATE AGENCY



68 Livingstone Road, Kings Heath, Birmingham, B14 6DN
£945,000

A Four Bedroom Link Detached Property with Loft Suite





Livingstone Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front, gravel driveway leading to gated side access, lawn area, planted bed and pathway leading to steps up to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light with ceiling rose, wood effect flooring, cupboard housing meters and door with stained glass panel inset opening to:

Entrance Hallway

Stained glass windows to front aspect, door to side aspect opening to rear garden, coved ceiling, two ceiling light points with ceiling roses, wood effect flooring, stairs rising to first floor accommodation with under stair storage cupboard having shelving, two further built-in storage cupboards, column style radiator and doors to:

Reception Room One 15'8" max x 15' max

Bay window with stained glass panels to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, wood flooring, radiator and feature recess to chimney breast with log effect gas stove set on hearth.

Reception Room Two 12' x 15' max

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden flooring, radiator, feature fire place with tiled hearth and door to:

Reception Room Three 16'1" x 10' max

French style doors to rear aspect opening to rear garden, window to rear aspect, two ceiling light points, radiator and door to:

Reception Room Four 13'4" x 10'1" max

Window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail and radiator.

Dining Kitchen 42'11" max x 13'10" max

Kitchen area - Bay window to side aspect, further window to side aspect, four ceiling light points, radiator, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, island unit with breakfast bar, integrated eye level double oven and five ring induction hob with extractor hood over and marble surround, inset sink unit with mixer tap over, integrated dish washer, integrated full height fridge/freezer and opening to:

Dining/Living area - Bi-folding doors to side and rear aspects, sky lantern, wood effect flooring, two vertical contemporary style radiators and door to:

Utility Room 8'10" x 5'8"

Door to side aspect opening to rear garden, ceiling light point, wood effect

flooring, a range of wall and base units with inset sink unit and mixer tap over, plumbing for washing machine, space for tumble dryer, radiator and door to:

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, wall mounted boiler, wood effect flooring, radiator, pedestal wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

Leading from stairs rise to first floor accommodation leading onto:

Landing

Obscured window to side aspect, two ceiling light points, stairs rising to second floor and doors to:

Bedroom One 12' x 14'9" max

Window to rear aspect, ceiling light point, picture rail, two radiators and archway to:

Dressing Area

Ceiling spot lights, a range of fitted wardrobes and door to:

En-Suite Bathroom 6'4" max x 10'8" max

Two obscured windows to rear aspect, ceiling spot lights, part tiled walls, fitted mirror, Karndean Palio flooring, radiator, column style radiator with towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, shower cubicle with mixer shower over, combination vanity units having wash hand basin with mixer tap over and inset low level flush w.c.

Bedroom Two 11' max x 12'1" max

Two windows to front aspect, ceiling light point, picture rail, fitted wardrobes and desk, radiator and door to:

En-Suite Shower Room 4'10" x 9'11"

Window to front aspect, ceiling spot lights, extractor fan, part tiled walls, Karndean Palio flooring, heated towel rail and a suite comprising: walk-in shower cubicle with mixer shower over, combination vanity units having wash hand basin with mixer tap over and inset low level flush w.c.

Bedroom Three 11'1" x 10'6" max

Window to side aspect, ceiling light point, picture rail and radiator.

Bedroom Four 7'8" x 9'1"

Window to front aspect, ceiling light point and radiator.

Family Shower Room 7'7" x 4'8"

Obscured window to side aspect, ceiling spot lights, extractor fan, part tiled walls, Karndean Palio flooring, heated towel rail, built-in cupboard housing hot water cylinder and a suite comprising: walk-in shower cubicle with mixer shower over, combination vanity units having wash hand basin with mixer tap over and inset low level flush w.c.





Second Floor

Leading from the first floor landing stairs rise to:

Landing

Ceiling light point, access to eaves storage, built-in storage cupboard and door to:

Loft Room 10'11" max x 14'3" max

Two Velux windows, two ceiling light points, two built-in wardrobes, radiator and door to: (With some restricted head height)

En-Suite Shower Room 9'11" x 8'5" max

Velux window to rear aspect, ceiling spot lights, extractor fan, access to eaves storage, part tiled walls, Karndean Palio flooring, heated towel rail and a suite comprising: shower cubicle with folding door and mixer 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 side access, the hallway, reception rooms two and three, the dining area or the utility room and benefits from block paved pathway, lawn area, patio area, further lawn area, detached brick outbuilding with double doors, covered area with hot tub, mature trees and hardstanding area to rear with shed.

Agent Note:

Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is within close proximity to a substation.

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.

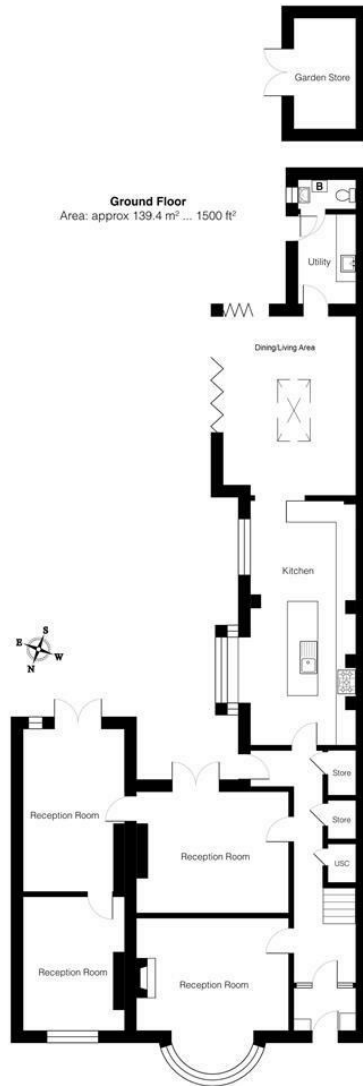
GENERAL INFORMATION

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





68 Livingstone Road, Kings Heath, Birmingham.

Total Area: approx 231.2 m² ... 2488 ft² (excluding garden store and second floor)



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	

