



HERITAGE ESTATE AGENCY



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

£315,000

A Two Bedroom Mid Terrace Property





Avenue Road comprises in further detail:

The property is set back from the road and approached via paved driveway leading to steps rising to main entrance door with window over opening to:

Reception Room One 13'9" into bay x 11'4" max

Bay window with stained glass inset to front aspect with window seat, coved ceiling, ceiling light point with ceiling rose, picture rail, wood flooring, radiator, feature fire surround with marble surround and hearth, cupboard housing meters and door to:

Reception Room Two 12' x 11'4" excl recess

Window to rear aspect, ceiling light point, wood effect flooring, door to under stair storage cupboard, door to stairs rising to first floor accommodation, radiator, feature recess to chimney breast with wooden mantle, decorative stove (not in use) and hearth and door to:

Breakfast Kitchen 19'7" x 6'2"

Sash style window to side aspect, further window to side aspect, French style doors to rear aspect opening to rear garden, ceiling spot lights, wood flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink with mixer tap over, integrated oven with five ring gas hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine, concealed boiler and radiator.

First Floor Accommodation

Ceiling light point, loft access and doors to:

Bedroom One 11'10" x 11'5" max

Two sash style windows to front aspect, ceiling light

point, wood flooring, radiator, original style feature fire place with tiled hearth and built-in over stair storage cupboard.

Bedroom Two 12'1" x 8'4" max

Sash style window to rear aspect, ceiling light point, radiator and original style feature fire place with tiled hearth.

Bathroom 10' max x 6'5" max

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: shower cubicle with wall mounted mixer shower over, roll top bath with mixer tap and shower attachment over, wash hand basin with mixer tap over set on vanity until and low level flush w.c.

Outside

Rear Garden

Accessed via the breakfast kitchen and benefits from paved seating area with steps to lawn area with planted beds to sides, gravel seating area and gated rear access.

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. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Avenue Road.





3. Heritage Estate Agency feel it prudent to advise potentially interested parties that Avenue Road over looks Kings Heath Park and has a bus stop nearby.

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

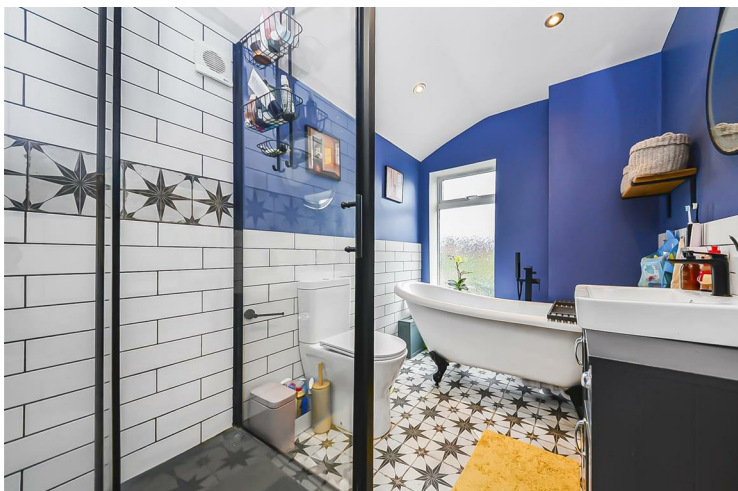
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

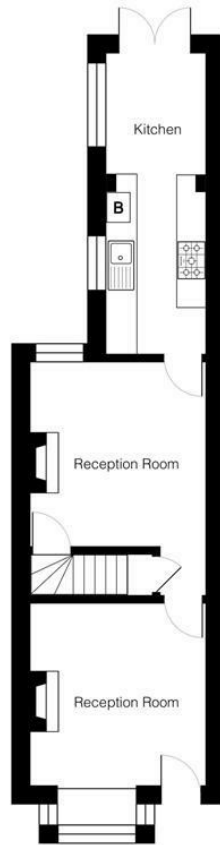
COUNCIL TAX BAND

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

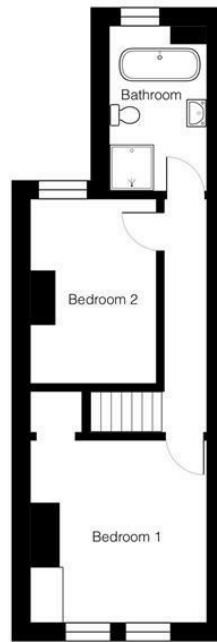




Ground Floor
Area: approx 42.4 m² ... 457 ft²



First Floor
Area: approx 35.9 m² ... 386 ft²



66 Avenue Road, Kings Heath, Birmingham.

Total Area: approx 78.3 m² ... 843 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.

