



HERITAGE ESTATE AGENCY



102 Institute Road, Kings Heath, Birmingham, B14 7EU
£375,000

A Three Bedroom Mid Terrace Property



**Institute Road comprises in further detail:**

The property is set back from the road and approached via shared gate leading to fore garden with dwarf wall to front, raised planted bed and pathway leading to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, built-in cupboard housing gas meter, tiled flooring and door with window over opening to:

Entrance Hallway

Coved ceiling, two ceiling light points, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14' max x 10'5" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, feature recess to chimney breast and radiator.

Reception Area Two 12'1" x 10'5" min

French style doors with window over to rear aspect opening to rear garden, ceiling spot lights, wood effect flooring, feature recess to chimney breast, radiator and opening to:

Kitchen 24'9" excl recess x 7'7" max

Window to side aspect, bi-folding doors to side aspect opening to rear garden, ceiling spot lights, door to under stair storage pantry, wall mounted vertical contemporary style radiator, wood effect flooring 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 oven with five ring gas hob and extractor hood over, integrated fridge/freezer, washing machine and dish washer, concealed boiler and door to:

Ground Floor W.C.

Obscured window to side aspect, ceiling spot lights, extractor fan, heated towel rail, tiled flooring, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

First Floor Accommodation

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

Landing

Velux window, ceiling spot lights, stairs rising to second floor accommodation, radiator and doors to:

Bedroom Two 12'2" x 13'10" max

Two windows to front aspect, ceiling spot lights and radiator.

Bedroom Three 12'4" max x 7'9" max

Window to rear aspect, ceiling light point and radiator.

Family Bathroom 8'1" x 7'10"

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: P shaped bath with mixer shower over, a range of built-in cupboards with inset wash hand basin with mixer tap over and inset low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

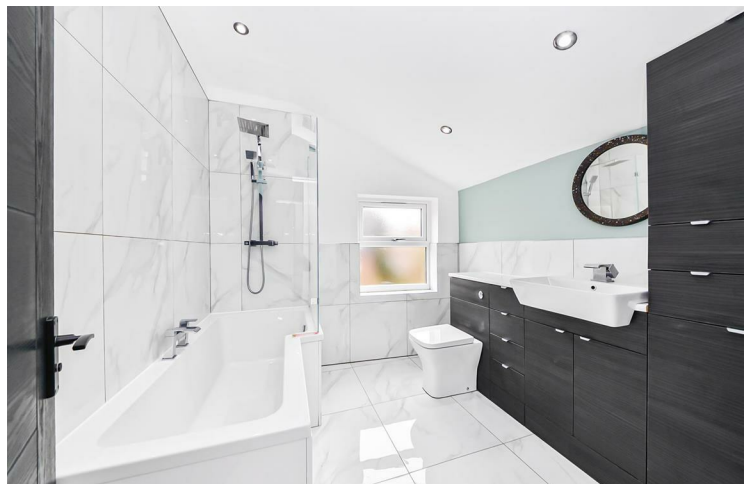
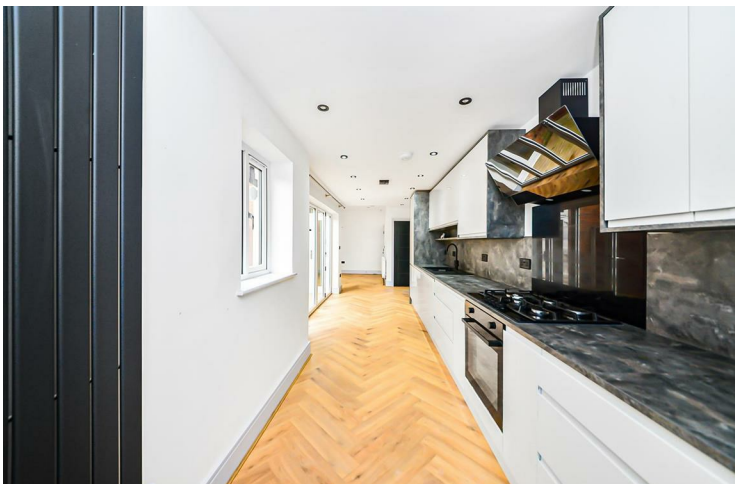
Window to rear aspect, ceiling spot lights and door to:

Bedroom One 22'7" x 10'1" max

Windows to front and rear aspects, ceiling spot lights, radiator and door to: (With some restricted head height)

En-Suite Shower Room

Velux window, ceiling spot lights, extractor fan, part tiled





walls, tiled flooring and a suite comprising: shower cubicle with electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via reception area two or the kitchen and benefits from decked area with dwarf wall and step up to lawn area, two mature trees and gated rear access.

Agent Notes:

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

2. Heritage Estate Agency advise potentially interested parties that there are commercial premises 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.

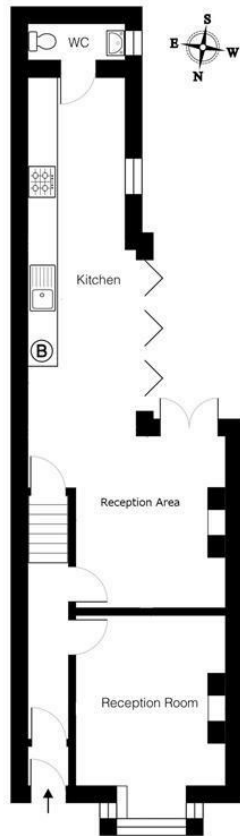
COUNCIL TAX BAND

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

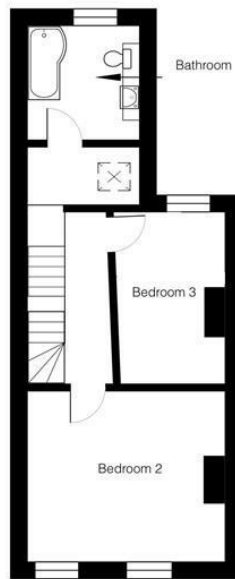




Ground Floor
Area: approx 52.3 m² ... 563 ft²



First Floor
Area: approx 41.5 m² ... 447 ft²



Second Floor
Area: approx 27.7 m² ... 298 ft²



102 Institute Road, Kings Heath, Birmingham.

Total Area: approx 121.5 m² ... 1308 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.

