



# HERITAGE ESTATE AGENCY



**173 Cartland Road, Stirchley, Birmingham, B30 2RE**

**£260,000**

**A Two Bedroom Mid Terrace Property**





### **Cartland Road comprises in further detail:**

The property is set back from the road and approached via block paved driveway leading to step up to:

#### **Open Canopy Porch**

Main entrance door with window over opening to:

#### **Vestibule**

Ceiling light point, wall mounted cupboard housing electric meter, cupboard housing gas meter, tiled flooring and door to:

#### **Entrance Hallway**

Ceiling light point, tiled flooring, radiator and doors to:

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

Ceiling light point.

#### **Reception Room One 13'1" max x 8'6" max**

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, wood effect flooring, radiator and original style fire place.

#### **Reception Room Two 10'11" x 11'11" max**

Window to rear aspect, coved ceiling, ceiling light point, wood effect flooring, door to stairs rising to first floor accommodation, radiator, feature fire surround with coal effect gas fire set on tiled hearth and door to:

#### **Kitchen 12' x 6'7"**

Windows to side and rear aspects, door to side aspect opening to rear garden, ceiling light point, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink unit with mixer tap over, integrated oven and four ring induction hob with extractor hood over, plumbing for concealed washing machine, integrated dish washer and fridge/freezer.

### **First Floor Accommodation**

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

#### **Split Level Landing**

Two ceiling light points, radiator and doors to:

#### **Bedroom One 10'11" x 11'10 max**

Two windows to front aspect, coved ceiling, ceiling light point, wooden floor boards, radiator, fitted double wardrobe and built-in over stair storage cupboard.

#### **Bedroom Two 11' x 8'9" max**

Window to rear aspect, coved ceiling, ceiling light point, wooden floor boards and radiator.

#### **Study Area**

Window to side aspect.

#### **Bathroom 8'4" x 6'6" max**

Obscured window to rear aspect, ceiling light point, tiled walls, airing cupboard housing boiler and shelving, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and electric shower over, multi vanity units having wash hand basin with mixer tap over and inset low level flush w.c.

### **Outside**

#### **Rear Garden**

Accessed via the kitchen and benefits from paved seating area with planted beds to sides, lawn area with planted bed to side, pathway leading to rear with gravel area, paved area with shed 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





Newlands Road or Hazelwell Park.

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that 173 Cartland Road is in close proximity to Hazelwell Park and the River Rea.

The vendor(s) 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 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

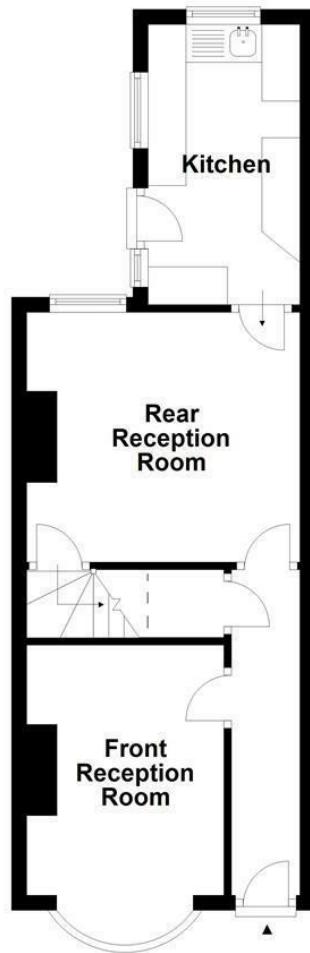
The vendor has informed us that the property is located within Birmingham City Council - Band B





## 173 Cartland Road, Stirchley, B30 2RE

Ground Floor



First Floor



Not to scale. For illustrative purposes only

**VIEWING** By appointment through 'Heritage'

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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.

