



HERITAGE ESTATE AGENCY



4 Colmore Avenue, Kings Heath, Birmingham, B14 6AN

£595,000

A Four Bedroom Property



**Colmore Avenue comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, raised gravel area, paved driveway leading to garage and step up to main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling light point, tiled flooring and door to:

Entrance Hallway

Ceiling light point, built-in cupboard housing electric meter, stairs rising to first floor accommodation with recess beneath having light point, radiator and doors to:

Reception Room 22'7" x 11'10" max

Bay window to front aspect, two ceiling light points, wall mounted light point, radiator, feature fire surround with pebble effect gas fire set on hearth, double doors to dining area and door to:

Study/Play Room 9'11" max x 6'5" max

Coved ceiling, two wall mounted light points and radiator.

Dining Area 15'2" x 11'3"

French style doors with windows to sides to rear aspect opening to rear garden, ceiling light point, two wall mounted light points, wood flooring, radiator and archway with steps down to:

Breakfast Kitchen 15'1" x 9'6"

Window to rear aspect, two ceiling light points, breakfast bar, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, space for Range style cooker with extractor hood over, plumbing for dish washer, integrated fridge/freezer and door to:

Utility Room 9'1" x 5'11"

Door to rear aspect opening to rear garden, ceiling light point, wall mounted boiler, work surface with plumbing for washing machine beneath, tiled flooring and doors to:

Ground Floor W.C.

Ceiling light point, tiled flooring, wash hand basin encased in vanity unit and low level flush w.c.

Garage 19'10" x 10'

Electric roller door to front aspect, two ceiling strip lights, wall mounted gas meter and electric points.

First Floor Accommodation

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

Landing

Ceiling light point, loft access and doors to:

Bedroom One 20'4" max x 9'9"

Window to front aspect, two ceiling light points, two wall mounted light points, radiator and door to:

En-Suite Shower Room 7' max x 9'9" max

Obscured window to rear aspect, ceiling spot lights, wood flooring, column style radiator with towel rail and a suite comprising: walk-in shower cubicle with wall mounted electric shower over, multi vanity units with wash hand basin with mixer tap over and inset low level flush w.c.

Bedroom Two 9'11" max x 12' max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 12'5" max x 10'1" max

Window to front aspect, ceiling light point and radiator.

Bedroom Four 9' max x 8'4" max

Window to front aspect, ceiling light point, radiator and built-in storage cupboard.





Family Bathroom 7' x 6'4"

Obscured window to rear aspect, ceiling light point, wood effect 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.

Outside

Rear Garden

Accessed via the utility room or dining area and benefits from paved seating area with steps down to lawn area with planted beds to sides, pathway leading to further paved seating area and gravel pathway with beds to sides leading to brick built out building.

Agent Note:

We have not been able to verify whether historic works to the ground floor required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

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 D





Ground Floor
Area: approx 108.0 m² ... 1163 ft²



First Floor
Area: approx 66.4 m² ... 714 ft²



4 Colmore Avenue, Kings Heath, Birmingham.

Total Area: approx 174.4 m² ... 1877 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.

