



HERITAGE ESTATE AGENCY



12 Marsham Road, Birmingham, B14 5HD

£275,000

A Three Bedroom Property



**Marsham Road comprises in further detail:**

The property is set back from the road and approached via fore garden with block paved driveway, steps rising to pathway leading to door to utility and main entrance door opening to:

Entrance Porch

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

Entrance Hallway

Obscured window to front aspect, ceiling light point, stairs rising to first floor accommodation, radiator and doors to:

Lounge 11'9" into bay x 9'10" max

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

Kitchen/Dining Room 19'2" max x 15'5" max

Window to rear aspect, two Velux windows, patio doors to rear aspect opening to rear garden, three ceiling light points, ceiling spot lights, part tiled flooring, two radiators, feature recess to chimney breast with tiled hearth 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, integrated eye level double oven and five ring gas hob with extractor hood over, integrated fridge/freezer and dish washer and doors to:

Built-In Cupboard

Housing boiler, electric meter and part tiled flooring.

Utility 14' max x 4'9" max

Two Velux windows, door to front aspect, door to rear aspect opening to rear garden, three ceiling light points,

built-in cupboard, tiled flooring, vertical style radiator, plumbing for washing machine, opening to shower area and sliding door to:

Ground Floor W.C.

Ceiling light point, part tiled walls, tiled flooring, low level flush with inset wash hand basin and mixer tap over.

Shower Area

Obscured window to rear aspect, ceiling light point, part tiled walls, tiled flooring and wall mounted chrome mixer shower.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 13'2" into bay x 9'10" max

Half bay window to rear aspect, ceiling light point and radiator.

Bedroom Two 12'1" max x 9'10" max

Bay window to front aspect, ceiling light point and radiator.

Bedroom Three 6'9" x 5'4"

Window to front aspect, ceiling light point and radiator.

Family Bathroom 6'7" x 5'2"

Obscured window to rear aspect, ceiling light point, tiled walls, radiator and a bathroom suite comprising: panelled bath, with electric shower over pedestal wash hand basin and low level flush w.c.

Outside



Rear Garden

Accessed via the kitchen/dining room or the utility and benefits from paved patio area, dwarf wall with planted beds and steps rising to lawn area and pathway leading to steps rising to pedestrian door to:

Rear Garage/Workshop 29'10" max x 28'4" max

Two windows to rear aspect, roller door to front aspect leading to access lane to rear, electric and light points.

Agent Note:

We are advised by the vendor of the property that they have a right of way over the shared passageway to the rear of the garden which leads off Marsham Road. Neighbours also have a right to pass over that part of the passageway that falls within the title of this property.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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.

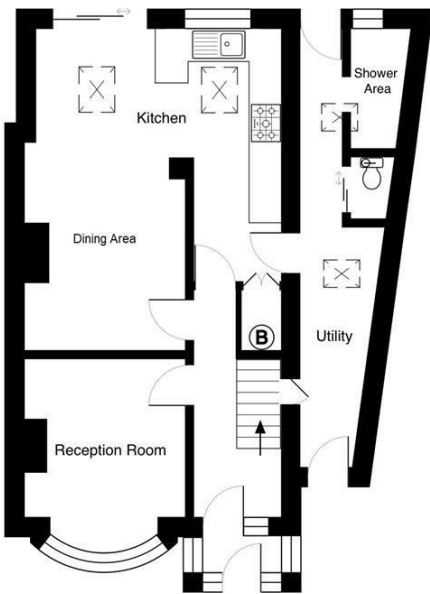
COUNCIL TAX BAND

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





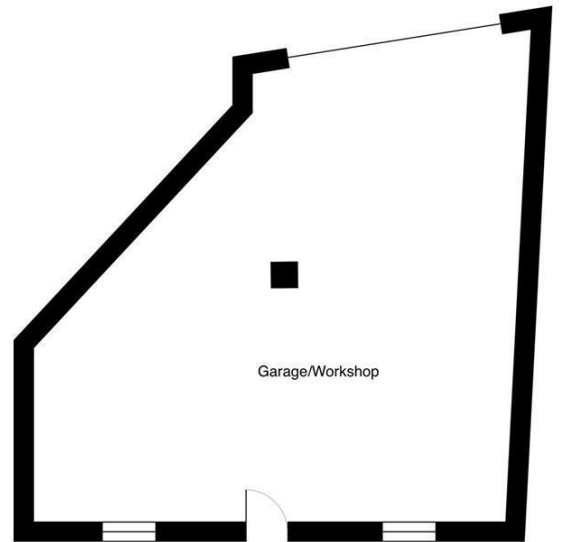
Ground Floor
Area: approx 61.0 m² ... 657 ft²



First Floor
Area: approx 34.2 m² ... 368 ft²



Outbuilding



Outbuilding is located in the rear garden, and measures to approximately 60sqm

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Total Area: approx 95.2 m² ... 1025 ft² (excluding garage/workshop)

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		86
(81-91) B		
(69-80) C	69	
(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		



The Property
Ombudsman

