



HERITAGE ESTATE AGENCY



44 Station Road, Kings Heath, Birmingham, B14 7SR

£450,000

A Four Bedroom Mid Terrace Property



**Station Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, planted bed and pathway with steps rising to main entrance door with half moon window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, part panelled walls, wall mounted electric meter, original style tiled flooring and door with window over opening to:

Entrance Hallway

Coved ceiling, three ceiling light points, one with ceiling rose, part panelled walls, Minton tiled flooring, stairs rising to first floor accommodation with built-in cupboard beneath, vertical column style radiator and doors to:

Reception Room One 15'6" max x 12'2" max

Sash style bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, built-in cupboards with shelving above to recesses, wood effect flooring, vertical column style radiator and feature fire surround with log burner set on hearth.

Reception Room Two 13' x 9'8" max

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden flooring and vertical column style radiator and feature fire place with hearth.

Ground Floor Bathroom 8'2" x 6'7"

Window to side aspect, ceiling spot lights, extractor fan, part tiled walls, tiled 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.

Dining Kitchen 20' max x 10'2" max

Sash style window and further window to side aspect, door to side aspect opening to rear garden, tiled flooring, wall mounted boiler, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds,

inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, space for fridge/freezer, plumbing for dish washer and washing machine.

First Floor Accommodation

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

Landing

Ceiling light point, ceiling spot lights, loft access, part panelled walls, wooden flooring, stairs rising to second floor accommodation and doors to:

Bedroom One 13'3" x 17'6" max

Two sash style windows to front aspect, coved ceiling, ceiling light point, radiator and feature fire place.

Bedroom Two 13'1" x 11'9" max

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

Bedroom Three 11'3" max x 10'2" max

Window to rear aspect, ceiling light point, wood effect flooring and radiator.

Family Shower Room 6'11" x 8'3"

Obscured window to side aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, radiator and a suite comprising: shower cubicle with mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Second Floor Accommodation

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

Landing

Ceiling light point, part panelled walls, built-in storage cupboards and further steps to door opening to:

Bedroom Four 17'2" max x 16'6" max

Dormer window to front aspect, ceiling light point, column style radiator, feature fire place, a range of fitted wardrobes, cupboards and dressing table. (With some restricted head height)





Outside

Rear Garden

Accessed via a gated shared side passageway, reception room two or the dining kitchen and benefits from paved pathway leading to paved area with three brick built stores and lawn area.

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. Heritage Estate Agency advise potentially interested parties that there are commercial premises to the rear of the property.

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

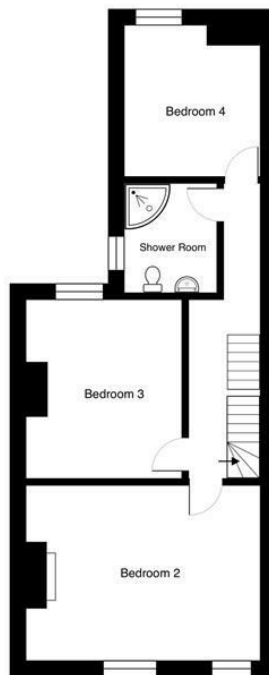




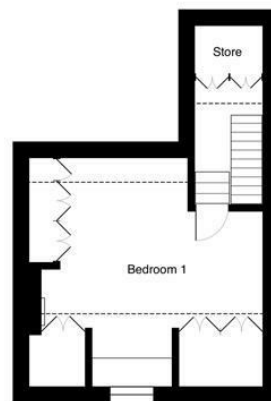
Ground Floor
Area: approx 68.4 m² ... 736 ft²



First Floor
Area: approx 63.6 m² ... 685 ft²



Second Floor
Area: approx 32.6 m² ... 351 ft²



44 Station Road, Kings Heath, B14 7SR.

Total Area: approx 164.6 m² ... 1772 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.

