



HERITAGE ESTATE AGENCY



6 Poplar Avenue, Kings Heath, Birmingham, B14 7AE

£280,000

A Two Bedroom Mid Terrace Property





Poplar Road comprises in further detail:

The property is set back from the road and approached via a public footpath leading to step up to:

Open Canopy Porch

Main entrance door with window over opening to:

Open Plan Reception Room 11'10" x 13' into bay x 19'2" into recess

Two windows to front aspect, part decorative coved ceiling, two ceiling light points, cupboards housing meters, wood flooring, two radiators, original style feature fire place with tiled hearth, further feature fire place with remote controlled gas fire inset, tiled surrounds and hearth, door to stairs rising to first floor accommodation and further door to:

Inner Lobby

High level window to rear aspect, quarry style tiled flooring, radiator and opening to:

L Shaped Kitchen 8' x 15'10" x 8'5" > 5' into recess

Three windows to side aspect, feature original style window to rear aspect, door to side aspect opening to rear garden, three ceiling light points, quarry style tiled 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 electric oven with gas hob and extractor hood over, plumbing for washing machine, space for fridge/freezer, wall mounted boiler and radiator.



First Floor Accommodation

Door from the open plan reception room leads to stairs rising to first floor accommodation leading onto:

Landing

Window to rear aspect, ceiling light point, loft access, wood flooring and doors to:

Bedroom One 11'9" x 12'2" into recess

Window to front aspect, ceiling light point, wood flooring, original style feature fire place with tiled hearth and door to:

Over Stair Storage Cupboard

Fitted shelving and clothes rail.

Bedroom Two 11'9" x 8'6" into recess

Window to front aspect, ceiling light point, loft access, wood flooring and original style feature fire place with tiled hearth.

Bathroom 8'2" x 8'4" into recess

Obscured sash style window to rear aspect, ceiling spot lights, wall mounted light point, part tiled walls, storage cupboard with fitted shelving, column style heated towel rail, tiled flooring with under floor heating and a bathroom suite comprising: panelled bath with rain fall style shower and additional shower head over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side access or the kitchen and benefits from paved patio area with step up to astro turf area and paved seating area.



**Agent Note:**

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.

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

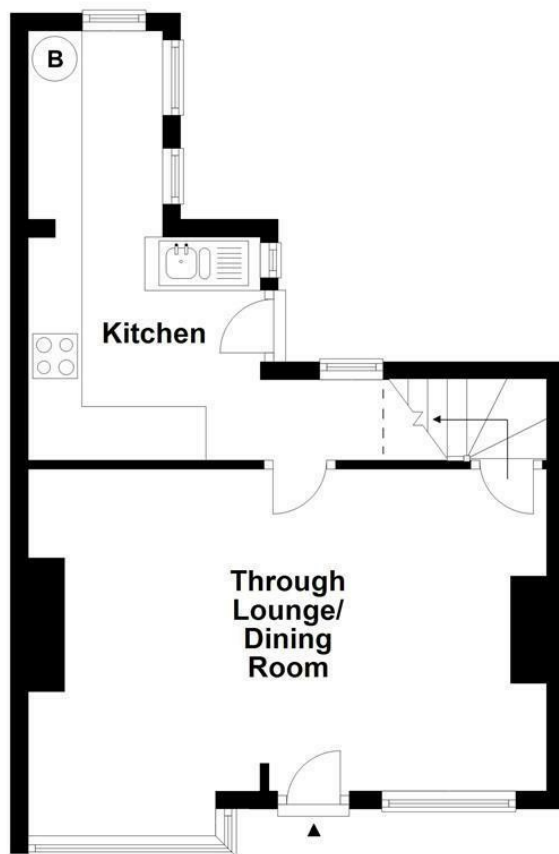
The vendor has informed us that the property is located within Birmingham City Council - Band B





6 Poplar Avenue, Kings Heath, B14 7AE

Ground Floor



First Floor



Not to scale. For illustrative purposes only

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

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

