



HERITAGE ESTATE AGENCY



33 Woodville Road, Kings Heath, Birmingham, B14 7AH

£450,000

A Four Bedroom Mid Terrace Property





Woodville Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, slate chipped area and pathway leading to step up to:

Open Canopy Porch

Original style tiled flooring and main entrance door with window over opening to:

Entrance Hallway

Ceiling light point, tiled flooring, stairs rising to first floor accommodation and door with step down to:

Split Level Through Lounge/Dining Room 27'7" into bay x 10'5" max

Bay window to front aspect, French style doors with windows over to rear aspect opening to rear garden, two ceiling light points with ceiling roses, cupboard housing meters, wooden flooring, wall mounted contemporary style radiator, feature recess to chimney breast with cast iron log burning stove set on hearth and door to:

Dining Kitchen 30'11" max x 9'3" max > 8'4" min

Two windows to side aspect, two Velux windows, Bi-folding doors to rear aspect opening to rear garden, ceiling spot lights, ceiling light point, tiled flooring, wall mounted vertical contemporary style 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, integrated dish washer, plumbing for washing machine, space for American style fridge/freezer, concealed boiler and door to:

Under Stair Storage Pantry

Wall mounted light point.

First Floor Accommodation

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

Split Level Landing

Ceiling light point, stairs rising to second floor accommodation and doors to:

Bedroom One 12' x 13'7" max

Three windows to front aspect, ceiling light point and column style radiator.

Bedroom Two 12'11" x 7'10" max

Window to rear aspect, ceiling light point, column style radiator and original style feature fire place.

Bedroom Three 10'3" x 8'4" max

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

Family Bathroom 5'1" x 7'11"

Obscured window to side aspect, ceiling spot lights, extractor fan, part tiled walls, wood effect flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

Second Floor Accommodation

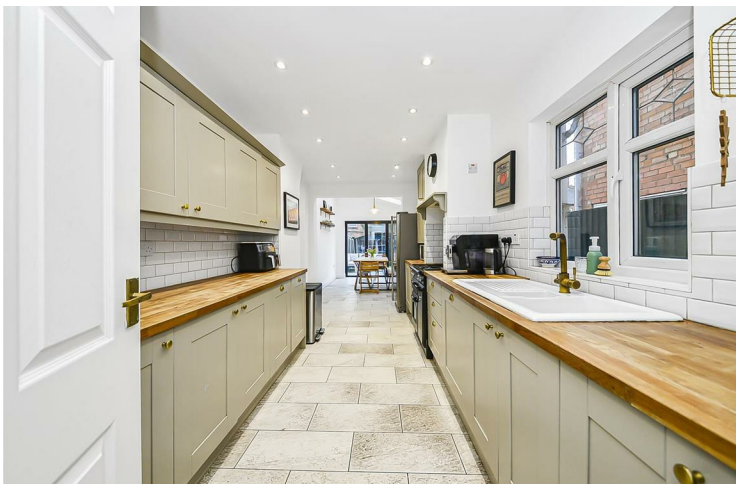
Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

Window to rear aspect, ceiling light point and door to:

Bedroom Four 20'1" x 13'6"

Velux window to front aspect, window to rear aspect, ceiling light point, wood effect flooring, radiator, access to eaves storage, built-in wardrobe and door to: (With some restricted head height)





En-Suite Shower Room

Ceiling light point, extractor fan, part tiled walls and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via the through lounge/dining room or the dining kitchen and benefits from paved patio area, astro turf area, Summer House and gated rear access.

Agents 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. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Woodville Road.

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

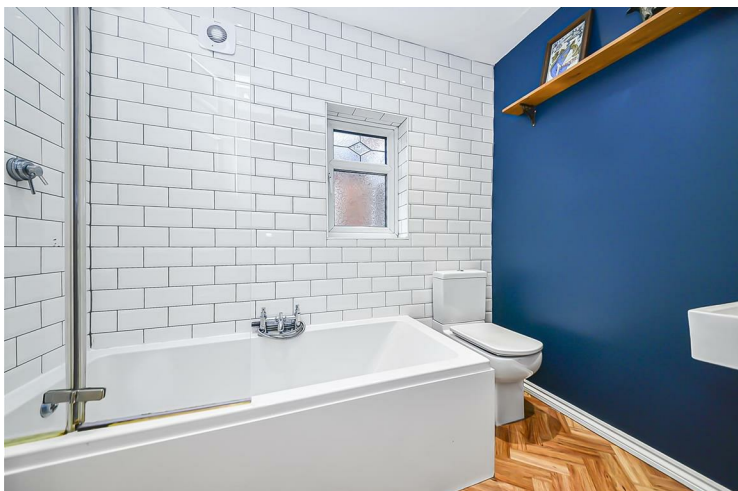
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





33 Woodville Road, Kings Heath, Birmingham.

Total Area: approx 131.5 m² ... 1416 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.

