



# HERITAGE ESTATE AGENCY



**133 All Saints Road, Kings Heath, Birmingham, B14 6AT**  
**£730,000**

**A Four Bedroom Semi-Detached Property**





**All Saints Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, planted beds, gravel driveway leading to gated side access and leading to:

**Open Canopy Porch**

Ceiling light point, main entrance door with stained glass panel and window over opening to:

**Entrance Hallway**

Door to side aspect opening to rear garden, three ceiling light points, part picture rail, original style built-in cabinet, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

**Under Stair Pantry**

Obscured window to side aspect, wall mounted light point and shelving.

**Reception Room One 17'3" max x 11'10" max**

Bay window with feature arch to front aspect, panelled ceiling, ceiling light point, three wall mounted light points, picture rail, two radiators, original style feature fire place with tiled inset and hearth.

**Reception Room Two 16'4" x 12'8" max**

French style doors with windows over to rear aspect opening to rear garden, ceiling light point, picture rail, two radiators and original style feature fire place with tiled hearth.

**Dining Kitchen 19'4" x 11'4" into bays**

Two bay windows to side aspect, one with window seat, two ceiling light points, ceiling spot lights, part panelled walls, tiled flooring with wood flooring section, radiator and a fitted kitchen comprising: a range of drawer and base units with work surfaces over, inset Belfast style sink with mixer tap over, space for Range style cooker with extractor hood over, integrated dish washer, space for fridge, fitted shelving, breakfast bar and door with steps down to:

**Lean To/Utility 16'9" x 10'1"**

Window to side aspect, door to side aspect opening to rear

garden, blue brick flooring, wall mounted boiler, plumbing for washing machine, space for fridge freezer, electric points, step down to storage area and door to:

**Ground Floor W.C.**

Window to side aspect, wall mounted light point, tiled flooring and high level flush w.c.

**First Floor Accommodation**

Leading from the entrance hallway a turning staircase rises to first floor accommodation leading onto:

**Split Level Landing**

Obscured window to side aspect, ceiling light point, three wall mounted light points, stairs rising to second floor accommodation, radiator and doors to:

**Bedroom One 16'11" into bay x 16'7" max**

Bay window to front aspect with feature arch, further window to front aspect, coved ceiling, ceiling light point, picture rail, radiator, original style feature fire place with tiled hearth and door to:

**En-Suite Shower Room**

Obscured window to side aspect, ceiling light point, extractor fan, heated towel rail and a suite comprising: fully tiled shower cubicle with chrome mixer shower over and pedestal wash hand basin.

**Bedroom Two 13'3" x 13'3"**

Window to rear aspect, coved ceiling, ceiling light point, picture rail, radiator and original feature fire place.

**Bedroom Three 11'9" x 9'6" max**

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

**Family Bathroom 6'4" x 7'2"**

Obscured window to side aspect, ceiling light point, part panelled walls, tiled flooring, heated towel rail and a bathroom suite comprising: free standing roll top bath with telephone style mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.





### Second Floor Accommodation

Leading from the first floor landing a turning staircase rises to second floor accommodation leading onto:

#### Landing

Window to side aspect, ceiling light point and doors to:

#### Bedroom Four 12'7" max > 9'4" min x 16'6" max

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

#### Shower Room 8'11" max x 16'5" max

Obscured window to side aspect, two Velux windows, ceiling spot lights, extractor fan, built-in eaves storage, heated towel rail, radiator and a suite comprising: fully tiled shower area with rainfall style shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c. (With some restricted head height).

#### Outside

##### Rear Garden

Accessed via a gated side access, the hallway or the lean to/utility and benefits from gravel area leading to garden store, lawn area with beds to sides, paved seating area to rear and shed.

#### 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 D





133 All Saints Road, Kings Heath, Birmingham.

Total Area: approx 207.0 m² ... 2228 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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

