



HERITAGE ESTATE AGENCY



20 Maurice Road, Kings Heath, Birmingham, B14 6DL

Offers In Excess Of £450,000

A Four Bedroom Mid Terrace Property





Maurice Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall to front, gravel area with planted beds, pathway leading shared gated side access and steps up to main entrance door opening to:

Entrance Porch

Windows to front and side aspects, wood effect flooring and door to:

Entrance Hallway

Obscured window to front aspect, coved ceiling, ceiling light point, small built-in cupboard, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Ceiling light point and fitted shelving.

Reception Room One 15'5" max x 11'10" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator and feature fire surround with coal effect gas fire set on hearth

Reception Room Two 14' x 11'11" max

Patio doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

Kitchen 20'7" x 6'4" min < 7'11" max

Window to side aspect, door to shared side passageway, door to side aspect opening to rear garden, ceiling light point, ceiling spot lights, tiled flooring, radiator, vertical style radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, under cupboard lighting, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, plumbing for washing machine and double doors to:

Utility Room 7'1" max x 5'8" max

Door with window to side to rear aspect opening to rear garden, coved ceiling, ceiling spot lights, space for American style fridge/freezer, tiled flooring and door to:

Ground Floor W.C.

Coved ceiling, ceiling spot lights, extractor fan, tiled flooring, heated towel rail, wall mounted wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

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

Landing

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

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

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 12'11" x 11'11" max

Window to front aspect, ceiling light point and radiator.

Bedroom Four 11'5" x 10'1"

Window to rear aspect, ceiling light point, radiator and built-in wardrobe.

Family Bathroom 8'4" x 6'3"

Obscured window to front aspect, ceiling light point, extractor fan, tiled walls and flooring, heated towel rail and bathroom suite comprising: panelled bath with mixer tap and electric shower over, wash hand basin with mixer tap over encased in vanity unit 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, ceiling spot light and door to:

Bedroom One 17'4" max x 15'6" excl recess

Window to rear aspect, two Velux windows, two ceiling light points, built-in under eaves storage space, radiator and door to:

En-Suite Shower Room

Obscured window to rear aspect, ceiling light point, extractor fan,





tilled walls and flooring, heated towel rail and a suite comprising: corner shower cubicle with electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via reception room two or the kitchen and benefits from block paved seating area with planted beds sides, lawn area with planted bed to side, pathway with archways leading to block paved area with various raised vegetable beds, shed, gated rear access and door to:

Garden Office 16' x 9'1"

Windows to front and side aspects, two ceiling light points, wall mounted electric heater and electric points.

Agent Notes:

1. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Marlton Road.
2. 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





20 Maurice Road, Kings Heath, Birmingham.

Total Area: 159.7 m² ... 1719 ft² [including Outbuilding]

All measurements are approximate and for display 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.

