



HERITAGE ESTATE AGENCY



128 Springfield Road, Kings Heath, Birmingham, B14 7DX

£660,000

A Four Bedroom Detached Property





Springfield Road comprises in further detail:

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

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, tiled flooring, cupboard housing electric meter, built-in cupboard housing gas meter and door to:

Entrance Hallway

Window to side aspect, part coved ceiling, two ceiling light points with one having ceiling rose, original style tiled flooring, stairs rising to first floor accommodation, two radiators and doors to:

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, radiator, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Reception Room One 19'8" into bay x13'3" max

Bay window to front aspect, French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, wood effect flooring, two radiators and feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 16'5" into bay x 13'3" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, two wall mounted light points, picture rail, built-in cupboard and shelving, radiator, vertical contemporary style radiator and feature recess to chimney breast with cast iron gas stove set on hearth.

Dining Kitchen 21'7" x 13'5"

Four windows to side aspects, door to side aspect, French style doors to rear aspect opening to rear garden, coved ceiling, two ceiling strip lights, two radiators 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, plumbing for dishwasher and washing machine, space for American style fridge/freezer, breakfast bar and door to:

Pantry

Door to side aspect opening to rear garden, ceiling light point, wall mounted boiler and radiator.

First Floor Accommodation

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

Landing

Window to side aspect, coved ceiling, two ceiling light points, loft access, two radiators and doors to:

Bedroom One 19'10" max x 13'4" into wardrobes

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, two radiators, a range of fitted wardrobes and door to:

En-Suite Shower Room

Obscured window to front aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, radiator and a suite comprising: shower cubicle with electric shower over, vanity unit with wash hand basin and inset low level flush w.c.

Bedroom Two 14' x 13'5" max

Window to front aspect, coved ceiling, ceiling light point, picture rail, radiator, mirror with electric shaver socket and wash hand basin encased in vanity unit.

Bedroom Three 10'6" max x 11'11" max

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

Bedroom Four 7'5" x 13'6"

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



**Separate W.C.**

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, radiator, wall mounted corner wash hand basin and low level flush w.c.

Family Bathroom 10'5" x 5'7"

Obscured window to side aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, column style radiator with towel rail and a bathroom suite comprising: multi jet and steam shower cubicle with over head and hand held showers, panelled bath with mixer tap and shower attachment over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside**Rear Garden**

Accessed via a gated side access, reception room two, the pantry or the dining kitchen and benefits from paved seating area, lawn area, mature trees, stepping stone pathway leading to rear gated access to parking area and garage.

Detached Rear Garage

Up and over door to front aspect and door to rear aspect.

Agent Notes:

1. Heritage Estate Agency advise potentially interested parties that the property over looks Moseley Golf Club.
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

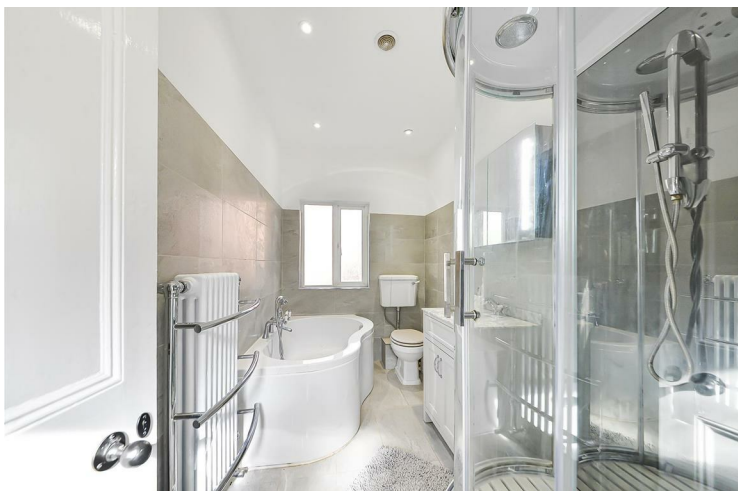
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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 E

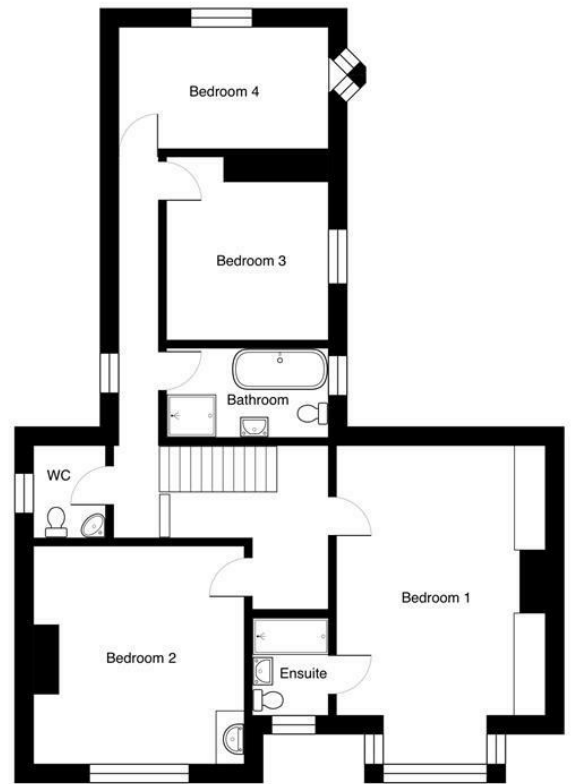




Ground Floor
Area: approx 93.9 m² ... 1011 ft²



First Floor
Area: approx 92.0 m² ... 990 ft²



128 Springfield Road, Kings Heath, B14 7DX.

Total Area: approx 185.9 m² ... 2001 ft² (excluding garage)

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.

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	

