



HERITAGE ESTATE AGENCY



285 Vicarage Road, Kings Heath, Birmingham, B14 7NE

£325,000

A Two Bedroom Mid Terrace Property





Vicarage Road comprises in further detail:

The property is set back from the road and approached via paved driveway leading to step up to main entrance door with window over opening to:

Kitchen/Living Area 26'9" max x 16'3" max - kitchen area

Bay window to front aspect, two ceiling light points, ceiling spot lights, wood effect flooring, built-in cupboard housing electric meter, wall mounted vertical contemporary style radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, breakfast bar, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and extractor hood over, integrated fridge/freezer, dish washer and washing machine, further built-in storage cupboards and steps up to:

Living Area

Window to rear aspect, ceiling light point, two wall mounted light points, stairs rising to first floor accommodation with under stair storage cupboard with ceiling light point and shelving, column style radiator, cast iron log burner stove with slate hearth and steps down to:

Study/Dining Area 20' max x 8'8" max

Windows to side and rear aspects, door to side aspect opening to rear garden, French style doors to rear aspect opening to rear garden, two ceiling light points, wood effect flooring and wall mounted vertical contemporary style radiator.

First Floor Accommodation

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

Landing

Two ceiling light points, loft access and doors to:

Bedroom One 12'3" x 16'5" max

Window to front aspect, two ceiling light points and radiator.

Bedroom Two 12'3" x 10'7"

Window to rear aspect, ceiling light point and radiator.

Bathroom 11'6" max x 8'9" max

Obscured window to side aspect, ceiling spot lights, part tiled walls, tiled flooring, built-in cupboard housing boiler, wall mounted vertical contemporary style radiator and a bathroom suite comprising: freestanding roll top bath with telephone style mixer tap and shower attachment over, shower cubicle with chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

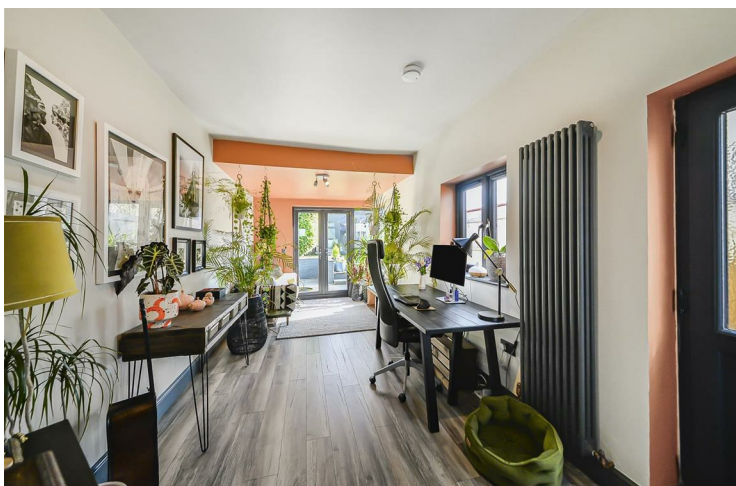
Outside

Rear Garden

Accessed via the study/dining room and benefits from paved seating area with steps rising to artificial lawn area and pathway leading to:

Garage 24'10" x 12'

Patio doors to rear aspect, window to rear aspect, double doors to front aspect, ceiling light point and electric points. (In need of repair)





Agent Notes:

1. We are advised by the vendor of the property that they have access to a shared driveway to the rear of the garden which leads off Kings Road.

2. Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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.

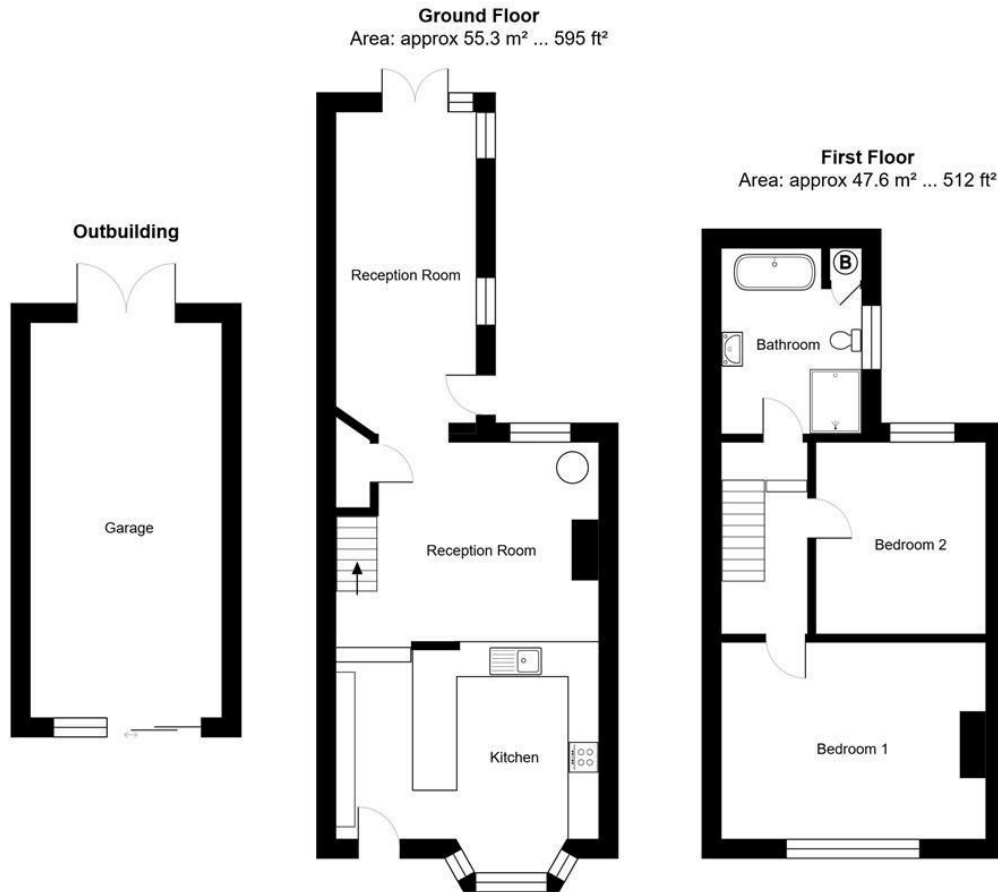
GENERAL INFORMATION

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





285 Vicarage Road,
Kings Heath, B14 7NE.

Total Area: approx 102.9 m² ... 1107 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.

