



HERITAGE ESTATE AGENCY



33 Cocksmead Croft, Kings Heath, Birmingham, B14 6PR
£235,000

A Two Bedroom Property



**Cocksmead Croft comprises in further detail:**

The property is set back from the road and approached via fore garden with lawn area, planted raised bed, driveway to garage, steps rising to storage cupboard and main entrance door opening to:

Lounge 14'10" excl hall area x 11'10" max

Window to rear aspect, door to rear aspect opening to rear garden, ceiling spot lights, stairs rising to first floor accommodation, radiator and opening to:

Kitchen 7'2" x 7'9"

Window to front aspect, ceiling light point, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and extractor hood over, plumbing for washing machine, integrated dish washer, space for under counter fridge and concealed boiler.

First Floor Accommodation

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

Landing

Ceiling light point, loft access, built-in storage cupboard and doors to:

Bedroom One 11'3" x 11'11" max > 8'10" min

Window to rear aspect, ceiling light point, radiator and built-in over stair storage cupboard.

Bedroom Two 10'11" x 5'11"

Window to front aspect, ceiling light point and radiator.

Bathroom 5'5" x 5'8"

Obscured window to front aspect, ceiling spot light, extractor fan, tiled walls, back lit mirror, wood effect flooring, radiator and a bathroom suite comprising: panelled bath with electric shower over, shower screen, pedestal wash hand basin and low level flush w.c.

Outside**Rear Garden**

Accessed via the lounge and benefits from gravel seating area with pedestrian door to garage, steps rising to lawn area and steps rising to decked seating area.

Garage 16'7" x 7'10"

Up and over door to front aspect, window to rear aspect, pedestrian door to rear aspect, ceiling light point and electric points.

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

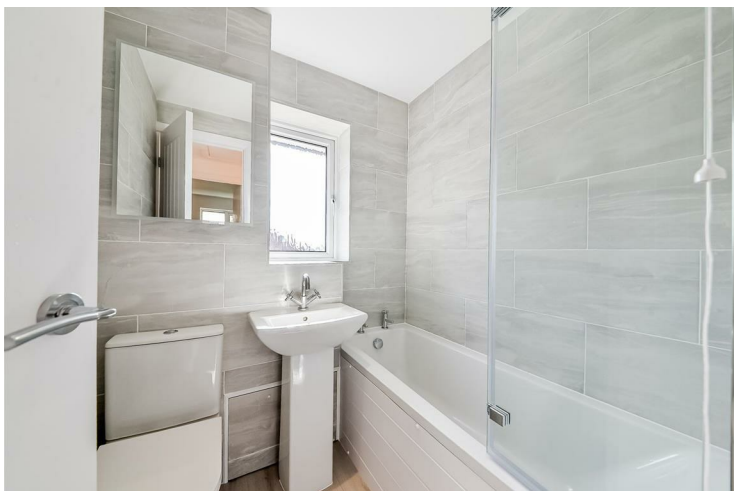
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

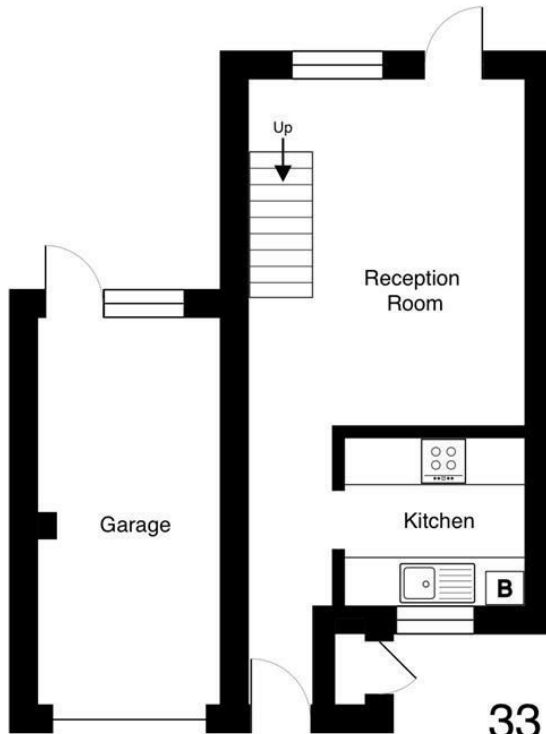
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B

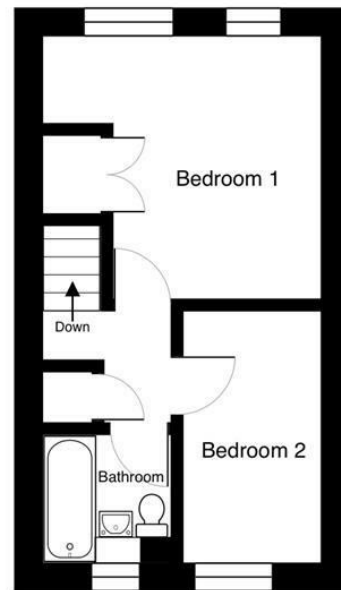




Ground Floor
Area: approx 40.8 m² ... 439 ft²



First Floor
Area: approx 25.1 m² ... 270 ft²



**33 Cocksmead Croft,
Kings Heath, B14 6PR.**

Total Area: approx 65.9 m² ... 709 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.

