



HERITAGE ESTATE AGENCY



197 Alcester Road South, Kings Heath, Birmingham, B14 6DD
£485,000

A Five Bedroom Mid Terrace Property



**Alcester Road South comprises in further detail:**

The property is set back from the road and approached via gravelled driveway leading to gated shared side access and main entrance door with window over opening to:

Entrance Vestibule

Ceiling light point, wooden flooring and door opening to:

Entrance Hallway

Coved ceiling, two ceiling light points, wooden flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Pantry

Ceiling light point and shelving.

Reception Room One 15'9" max x 12'11" max

Bay window with shutters to front aspect, coved ceiling, ceiling light point with ceiling rose, built-in cupboards, fitted shelving, radiator, feature recess with wooden mantle and cast iron log burner set on tiled hearth.

Reception Room Two 14'2" x 10'2" max

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point, built-in cupboard, fitting shelving, radiator, feature fire surround and hearth.

Dining Kitchen 25' max x 9'5" max

Three windows to side aspect, stable style door to side aspect opening to rear garden, coved ceiling, ceiling spot lights, wooden flooring, 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, Range style cooker with extractor hood over, dishwasher, integrated fridge/freezer and doors to:

Utility Room

Ceiling light point, tiled flooring, fitted wall unit, shelving, work surface with plumbing for washing machine and space for tumbler dryer beneath.

Ground Floor W.C.

ceiling light point, extractor fan, part tiled walls, wooden flooring, radiator, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Garden Room 12'4" x 8'1"

Windows to rear and side aspects, two Velux windows, French style doors to side aspect opening to rear garden, ceiling spot lights, wooden flooring and radiator.

First Floor Accommodation

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

Landing

Coved ceiling, two ceiling light points, loft access, stairs rising to second floor accommodation, radiator and doors to:

Built-in Storage Cupboard

Boiler and shelving.

Bedroom Two 14'3" x 12'2" max

Window to rear aspect, ceiling light point, picture rail, radiator and fitted wardrobes with sliding doors.

Bedroom Three 13'5" x 11'9" max

Two windows to front aspect, ceiling light point, picture rail and radiator.

Bedroom Four 13'3" x 9'6" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Five 10'3" x 6'7"

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

Family Bathroom 8'1" x 6'3"

Obscured window to side aspect, ceiling spot lights, part tiled walls, slate tiled flooring, heated towel rail and a bathroom suite comprising: shower cubicle with wall mounted chrome mixer shower over, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Second Floor Accommodation

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

Landing

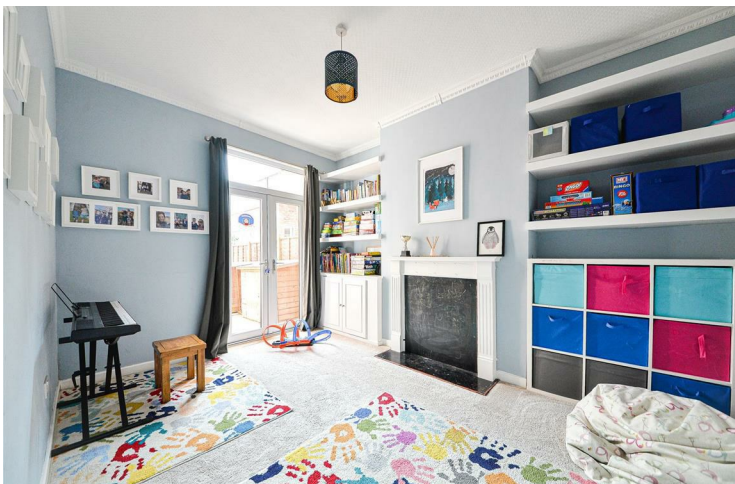
Velux window, ceiling light point and door to:

Bedroom One 18'9" x 16'10" max > 11' into wardrobe min

Two Velux windows, dormer window to rear aspect, ceiling light point, radiator, fitted wardrobes and door to: (With some restricted head height)

En-Suite Shower Room

Obscured window to rear aspect, extractor fan, built-in cupboard with shelving, part tiled walls, tiled flooring, heated towel rail and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.





Outside

Rear Garden

Accessed via a gated shared side passageway, reception room two, the dining kitchen or garden room and benefits from paved pathway leading to paved seating area, lawn area and rubber chipped play area to rear.

Agent Notes:

1. Heritage Estate Agency feel it prudent to advise potentially interested parties that the rear garden of Alcester Road South backs on to Howard Road East Allotments.

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

3. 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.

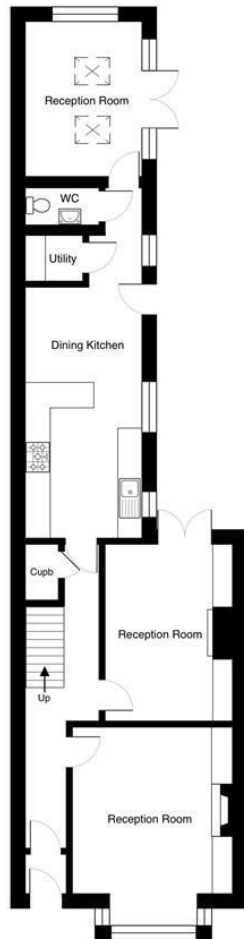
COUNCIL TAX BAND

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





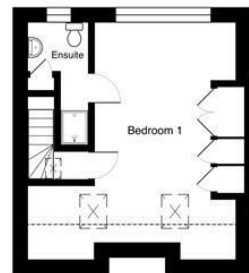
Ground Floor
Area: approx 82.9 m² ... 892 ft²



First Floor
Area: approx 73.2 m² ... 787 ft²



Second Floor
Area: approx 29.8 m² ... 321 ft²



197 Alcester Road South, Kings Heath, B14 6DD.

Total Area: approx 185.8 m² ... 2000 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.

