



# HERITAGE ESTATE AGENCY



**91 Melton Road, Kings Heath, Birmingham, B14 7ET**  
**£285,000**

**A Two Bedroom Mid Terrace Property**





### **Melton Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front and shared pathway leading to main entrance door with window over opening to:

#### **Reception Room One 13'11" max x 11'11" max**

Bay window to front aspect, coved ceiling, ceiling light point, built-in cupboards housing meters, wooden flooring, feature fire place with tiled inset and hearth, radiator and door to:

#### **Inner Lobby**

Tiled flooring and doors to:

#### **Under Stair Storage Pantry**

Wall mounted light point, shelving and tiled flooring.

#### **Reception Room Two 11'10" x 11'11" max**

Sash style window to rear aspect, coved ceiling, ceiling light point, tiled flooring, built-in cupboard, door to stairs rising to first floor accommodation, feature recess to chimney breast with cast iron effect log burner set on tiled hearth, radiator and folding door to:

#### **Kitchen 9'2" x 6'2"**

Window to side aspect, ceiling light point, tiled flooring, wall mounted electric heater and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated double oven with gas hob over, integrated microwave, space for fridge/freezer and door to:

#### **Utility 9'6" x 2'11" max**

Window to side aspect, door to side aspect opening to rear garden, two ceiling light points, plumbing for washing machine and tiled flooring.

#### **First Floor Accommodation**

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

#### **Landing**

Two ceiling light points, loft access and doors to:

#### **Bedroom One 12' x 13'10" max**

Sash style window to front aspect, coved ceiling, ceiling light point, wooden flooring, radiator, original style feature fire place with tiled hearth and built-in over stair storage cupboard.

#### **Bedroom Two 11'11" x 10'9" max**

Sash style window to rear aspect, coved ceiling, ceiling light point, wooden flooring, radiator and original style feature fire place with tiled hearth.

#### **Bathroom 9'9" max x 6'4" max**

Sash style window to rear aspect, ceiling light point, part tiled walls, built-in cupboard housing boiler, radiator and a fitted bathroom suite comprising: panelled bath with mixer tap and mixer shower over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

#### **Rear Garden**

Accessed via the utility room and benefits from paved court yard area with gate leading to shared pathway





leading to gated shared side access, paved area with raised planted bed, planted bed, corrugated shed, patio area and lawn area with planted bed to side.

#### **Agent Notes:**

1. We are advised that there is a right of way for the neighbouring property to pass over part of the garden to access a shared side passageway.

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.

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 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**

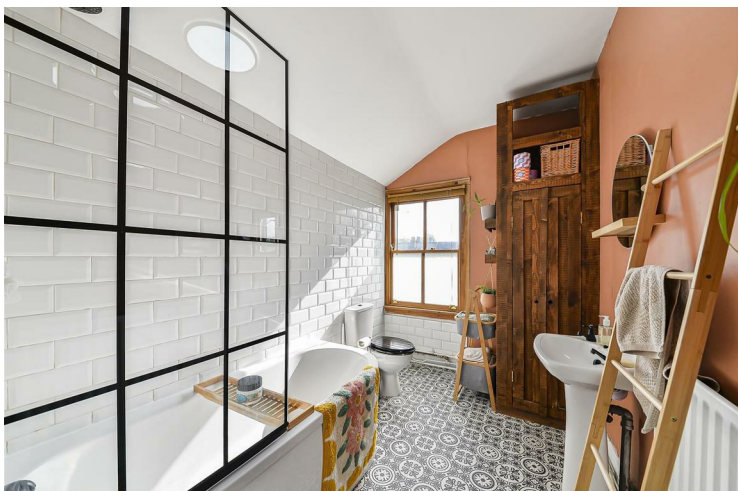
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

#### **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.

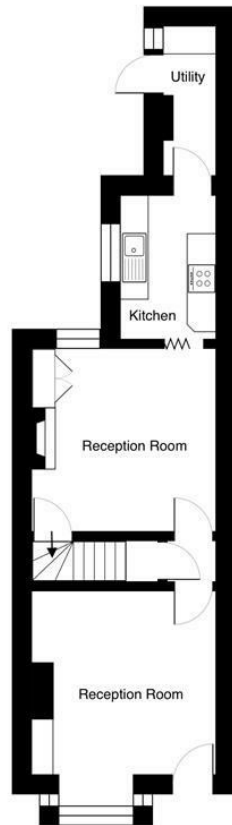
#### **COUNCIL TAX BAND**

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





**Ground Floor**  
Area: approx 40.9 m<sup>2</sup> ... 440 ft<sup>2</sup>



**First Floor**  
Area: approx 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>



91 Melton Road, Kings Heath, Birmingham.

Total Area: approx 82.9 m<sup>2</sup> ... 892 ft<sup>2</sup>

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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

