



HERITAGE ESTATE AGENCY



56 Vicarage Road, Kings Heath, Birmingham, B14 7QL
£360,000

A Three Bedroom Mid Terrace Property





Vicarage 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, gravel area with plants and pathway leading to steps up to main entrance door with window over opening to:

Reception Room One 14'3" max x 13'7" max

Bay window to front aspect with built-in cupboards beneath, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden flooring, feature fire place with tiled hearth, radiator and door to:

Inner Lobby

Wood effect flooring, door to storage cupboard with wall mounted light point and wood effect flooring, further door to under stair storage pantry with wall mounted light point and opening to:

Reception Room Two 10'1" x 13'8" max

Sash style window to rear aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, door to stairs rising to first floor accommodation, wood flooring, radiator, feature fire place with tiled hearth and door to:

Breakfast Kitchen 17'9" max x 7'6" max

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, ceiling spot lights, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for cooker with extractor hood over, space for fridge/freezer and tumble dryer, integrated dish washer, plumbing for washing machine, concealed boiler and door to:

Ground Floor Bathroom 5'11" x 6'9"

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

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

Landing

Ceiling light point, folding door leading to stairs rising to second floor accommodation and doors to:

Bedroom One 12'1" x 14'2" max

Window to front aspect, ceiling light point, picture rail, radiator, feature fire surround with tiled hearth and built-in over stair storage cupboard.

Bedroom Two 10'3" x 14'2" max

Window to rear aspect, ceiling light point, picture rail, radiator, feature fire surround with tiled hearth and built-in shelving and hanging rail.

Second Floor Accommodation

Folding door from first floor landing leads to stairs rising to:

Bedroom Three 15'3" max x 13'11" max

Window to front aspect, ceiling light point, wood effect flooring, radiator and feature fire surround with tiled hearth.

Outside

Accessed via the breakfast kitchen and benefits from pathway with planted bed to side leading to paved seating area, covered decked seating area with wall





mounted light point, lawn area with planted beds to sides, stepping stone pathway leading to planted beds, paved seating area and timber shed.

Agent Note:

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

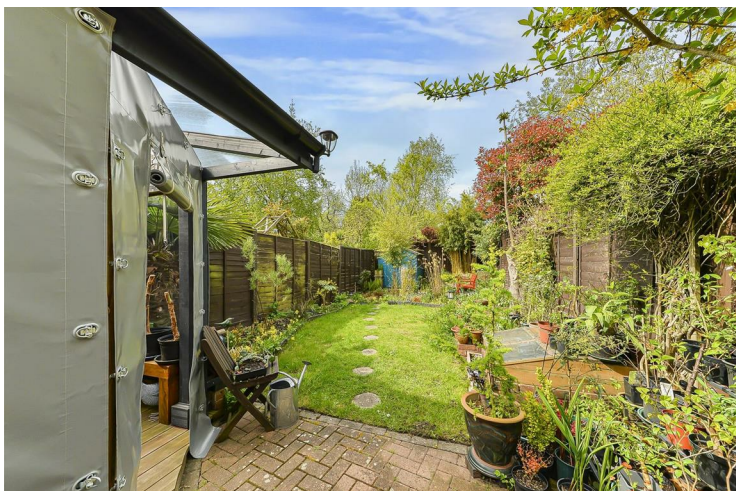
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

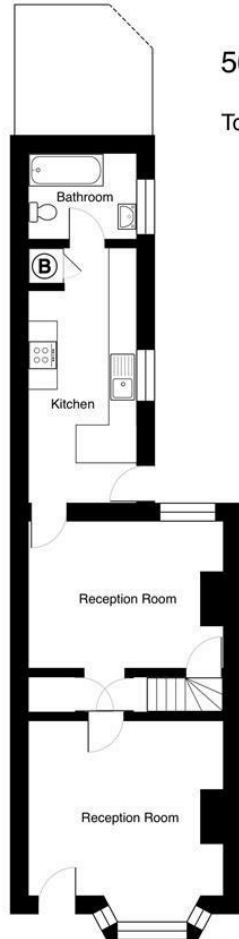
COUNCIL TAX BAND

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





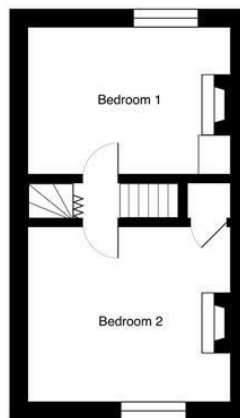
Ground Floor
Area: approx 52.0 m² ... 560 ft²



56 Vicarage Road, Kings Heath, Birmingham.

Total Area: approx 106.1 m² ... 1142 ft²

First Floor
Area: approx 34.3 m² ... 370 ft²



Second Floor
Area: approx 19.8 m² ... 213 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.

