



HERITAGE ESTATE AGENCY



22 Grange Road, Kings Heath, Birmingham, B14 7RJ

£300,000

A Two Bedroom Mid Terrace Property





Grange Road comprises in further detail:

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

Entrance Hallway

Coved ceiling, wall mounted light point, wall mounted electric meter, part tiled flooring, part wooden flooring, opening to under stair storage area with wall mounted light point, radiator and doors to:

Reception Room One 13'10" max x 9'5" max

Bay window to front aspect, wall mounted light point, wooden flooring, radiator and feature fire surround with coal effect gas fire set on tiled hearth.

Reception Room Two 13'1" excl stair recess x 13'4" max

Ceiling light point, stairs rising to first floor accommodation, wooden flooring, radiator, feature fire surround with coal effect gas fire set on tiled hearth and opening to:

L Shaped Dining Kitchen 23'3" max x 12'5" max

Two windows to rear aspect, three Velux windows, door to side aspect opening to rear garden, five ceiling light points, 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, integrated oven with four ring gas hob and extractor hood over, space for fridge/freezer, plumbing for washing machine and concealed boiler.

First Floor Accommodation

Leading from reception room two stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, loft access and doors to:

Bedroom One 12'6" x 12'10" max

Window to front aspect, coved ceiling, ceiling light point, wooden flooring and radiator.

Bedroom Two 13'2" x 10'3" max

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

Bathroom 13'10" max x 7' max

Obscured windows to side and rear aspects, ceiling light point, radiator and a bathroom suite comprising: panelled bath, tiled shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via the kitchen area and benefits from paved area with steps rising to paved seating area, lawn area and gated rear access.

Agent Notes:

1. We have been informed by the vendor that the required Building Regulation Completion Certificate for the extension will be available upon completion.
2. We are advised by the Vendor that there is a shared





access way to the rear of the garden leading from Grange Road.

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

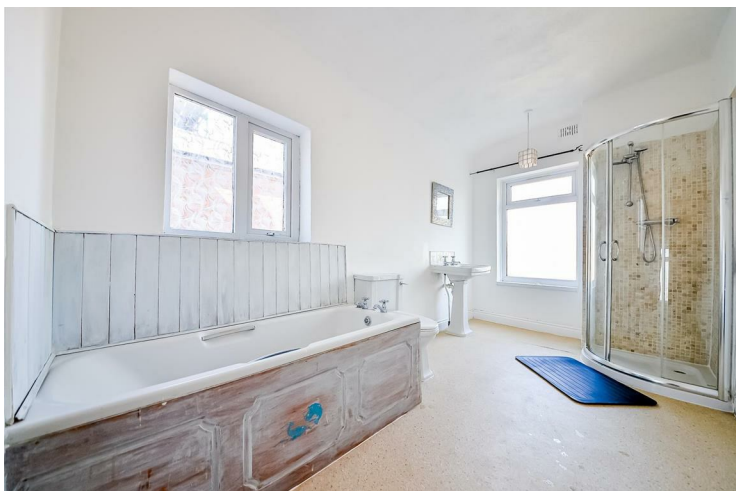
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

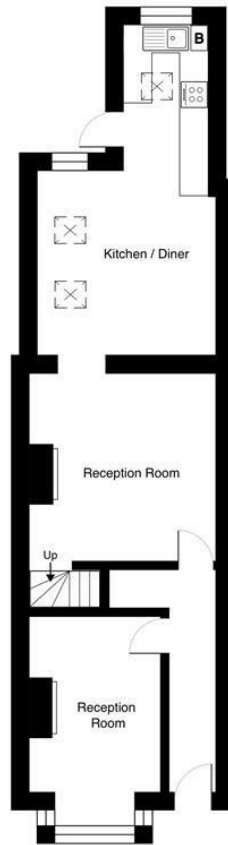
COUNCIL TAX BAND

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

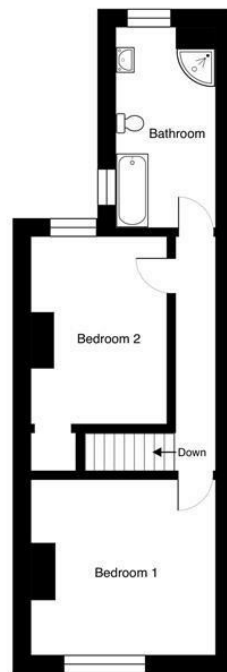




Ground Floor
Area: approx 59.8 m² ... 643 ft²



First Floor
Area: approx 45.5 m² ... 490 ft²



22 Grange Road, Kings Heath, Birmingham.

Total Area: approx 105.3 m² ... 1133 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.

