



# HERITAGE ESTATE AGENCY



**57 Melton Road, Kings Heath, Birmingham, B14 7ET**

**£280,000**

**A Two Bedroom Mid Terrace Property**







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

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

#### **Reception Room One 15'4" max x 10'4" max**

Sash style bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, built-in cupboards and shelving to recesses, wooden flooring, radiator, feature fire place with hearth and door to:

#### **Reception Area Two 13'4" excluding recess x 10'4" max**

French style doors with window over to rear aspect opening to rear garden, ceiling light point, picture rail, wooden flooring, door to built-in under stair storage cupboard, door to stairs rising to first floor accommodation, radiator and opening to:

#### **Kitchen 12' max x 6'3"**

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, slate effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset Belfast style sink with mixer tap over, integrated oven with four ring gas hob and extractor hood over, integrated dishwasher and fridge, plumbing for washing machine, radiator and wall mounted gas boiler.

#### **First Floor Accommodation**

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

#### **Landing**

Two ceiling light points, loft access, picture rail, radiator and doors to:

#### **Bedroom One 13'6" x 10'4" max**

Sash style window to front aspect, two ceiling light point, picture rail, radiator, feature fire place with tiled hearth and built-in over stair storage cupboard.

#### **Bedroom Two 13'6" x 7'3" max**

Window to rear aspect, ceiling light point, picture rail, radiator and feature fire place with tiled hearth.

#### **Bathroom 11'6" max x 6'3" max**

Obscured window to rear aspect, ceiling light point, part tiled walls, wood effect flooring, column style radiator with towel rail and a fitted bathroom suite comprising: roll top bath with telephone style mixer tap and shower attachment over, walk-in shower cubicle with mixer shower over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

##### **Rear Garden**

Accessed via a gated shared side passageway, the kitchen or reception area two and benefits from steps down to blue brick pathway, patio area, brick outbuilding, planted beds with pathway leading to paved seating area.

#### **Agent Note:**

We are advised that there is a right of way for this property to pass over the gardens of neighbouring properties to access a shared side passageway.





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 affecting 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**

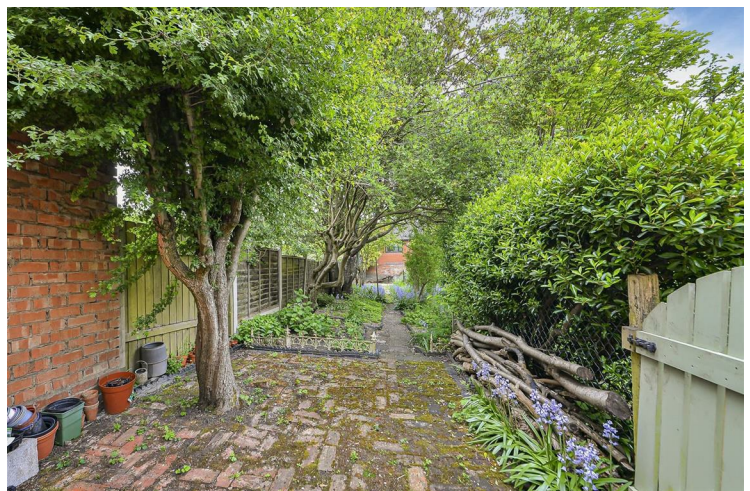
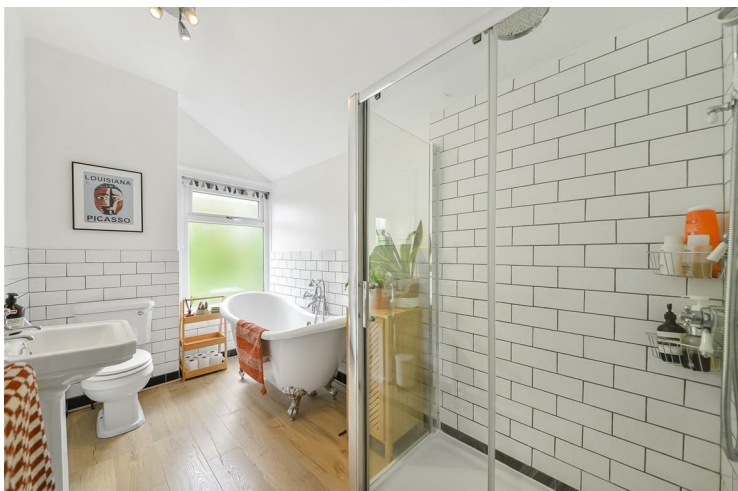
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### **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





Total Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup> (excluding store)

All measurements are approximate and for display purposes only

**57 Melton Road**

**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.

