



# HERITAGE ESTATE AGENCY



**51 Institute Road, Kings Heath, Birmingham, B14 7EY**

**£340,000**

**A Two Bedroom Property with Loft Room**







### **Institute 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, paved area and pathway leading to steps up to:

#### **Open Canopy Porch**

Main entrance door with window over opening to:

#### **Entrance Vestibule**

Coved ceiling and door with window over opening to:

#### **Entrance Hallway**

Coved ceiling, ceiling light point with ceiling rose, stairs rising to first floor accommodation and doors to:

#### **Reception Room One 13'1" into bay x 9'5" into recess**

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, column style radiator and feature fire place with hearth.

#### **Reception Room Two 12'3" x 13' into recess**

French style doors with window over to rear aspect opening to rear garden, ceiling light point with ceiling rose, door to under stair storage cupboard, wood effect flooring, column style radiator, feature fire surround with coal effect gas fire set on hearth and door to:

#### **Kitchen 11'6" x 7'2"**

Windows to rear and side aspects, door to side aspect opening to rear garden, ceiling light point, part tiled walls, wooden flooring 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 range style cooker and fridge/freezer, plumbing for dish washer and washing machine.

### **First Floor Accommodation**

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

#### **Landing**

Two ceiling light points, stairs rising to loft room, radiator and doors to:

#### **Bedroom One 11'5" x 15'1" into recess and wardrobes**

Window to front aspect, ceiling light point with ceiling rose, column style radiator and fitted wardrobes.

#### **Bedroom Two 9'4" x 8'10" into recess excl wardrobe**

Window to rear aspect, ceiling light point with ceiling rose and column style radiator.

#### **Bathroom 12'7" max x 7'3" max**

Obscured window to rear aspect, ceiling light point with ceiling rose, part tiled walls, column style radiator, cupboard housing boiler and a bathroom suite comprising: walk-in shower cubicle with wall mounted chrome mixer shower over, roll top bath, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Loft Room 18'9" max x 15'1" max**

Three Velux windows, ceiling spot lights, ceiling light point, radiator and built-in eaves storage. (With some restricted head height)

### **Outside**

#### **Rear Garden**

Accessed via a gated shared side passageway, reception room two or the kitchen and benefits from paved pathway leading to paved seating area with





access to two brick built outbuildings with one having low level flush w.c. Lawn area with pathway to side leading to raised decked seating area, gravel area and wood chipped play area.

**Agent Notes:**

1. We have been informed by the vendor that building regulation approval for the loft conversion was not obtained.

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

The vendor(s) 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 vendor(s) 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.

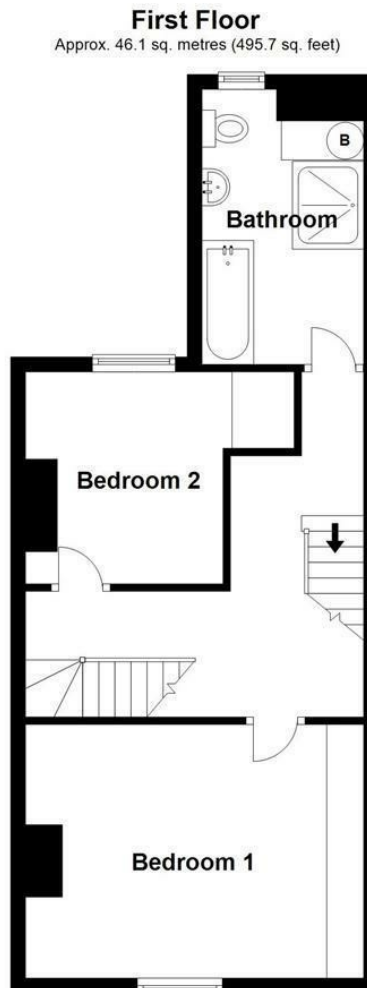
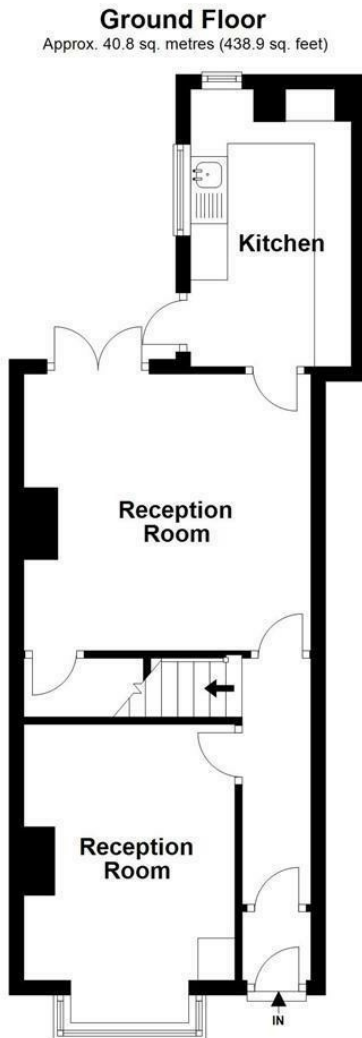
**GENERAL INFORMATION**

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.

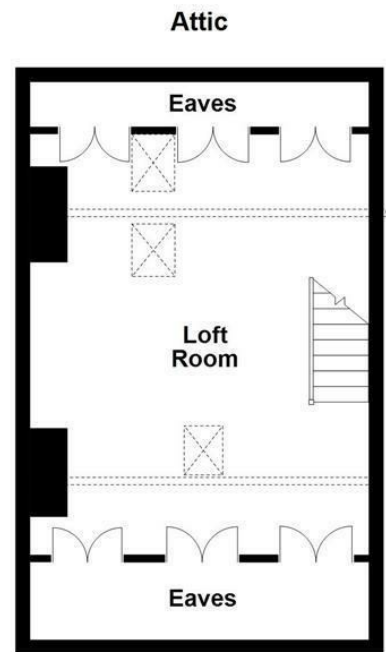
**COUNCIL TAX BAND**

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





**NOTES**  
1. Loft Room is excluded from all area calculations



Total area: approx. 86.8 sq. metres (934.6 sq. feet)

Disclaimer  
Floorplan for illustrative purposes only  
Measurements are approximate and not to scale  
Please re-check all information before making any decisions  
For more information please contact the agent

**51 Institute Road, Kings Heath**

**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.

