



HERITAGE ESTATE AGENCY



5 Gaddesby Road, Kings Heath, Birmingham, B14 7EX
£275,000

A Two Bedroom Mid Terrace Property





Gaddesby Road comprises in further detail:

The property is set back from the road and approached via shared gate to fore garden with dwarf wall and hedgerow to front, shared pathway leading to double doors opening to:

Entrance Porch

Windows to front and side aspects and door to:

Reception Room One 12'2" max x 11'1" max

Bay window to front aspect with built-in cupboards beneath housing gas and electric meters, coved ceiling, ceiling light point with ceiling rose, wooden flooring, radiator, feature fire place with coal effect gas fire set on tiled hearth and door to:

Reception Room Two 12'3" excl door recess x 11'1" max

Window to rear aspect, ceiling light point, wooden flooring, radiator, door to stairs rising to floor accommodation, feature recess to chimney breast with mantel and gas stove set on hearth and doors to:

Under Stair Storage Cupboard

Wall mounted light point.

Kitchen 12'6" x 6'

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

Ground Floor Bathroom 6' x 5'7"

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, radiator and a fitted bathroom suite comprising: panelled bath with electric shower over, wall mounted wash hand basin 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, loft access and doors to:

Bedroom One 12'4" x 11'2" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Two 10'3" x 11'2" max

Window to front aspect, ceiling light point and radiator.

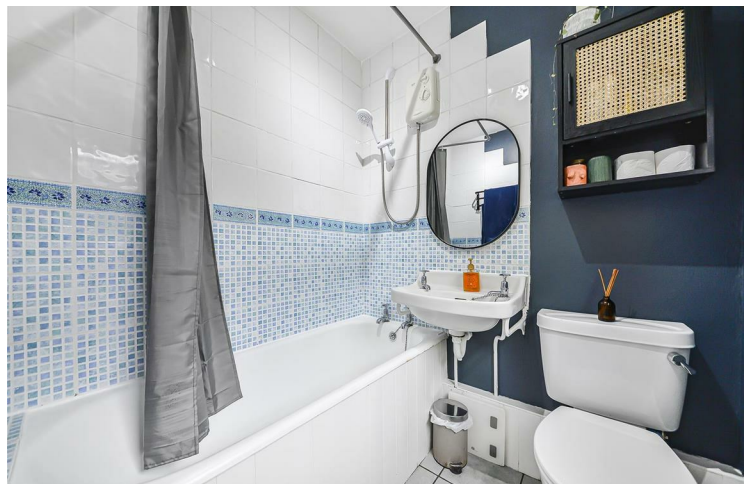
Outside

Rear Garden

Accessed via the kitchen and benefits from block paved pathway with step up to block paved patio, door to outbuilding, lawn area with planted beds to sides, further seating area to rear and gated rear access.

Agent Notes:

1. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Gaddesby Road.
2. We have not been able to verify whether works/extensions 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.

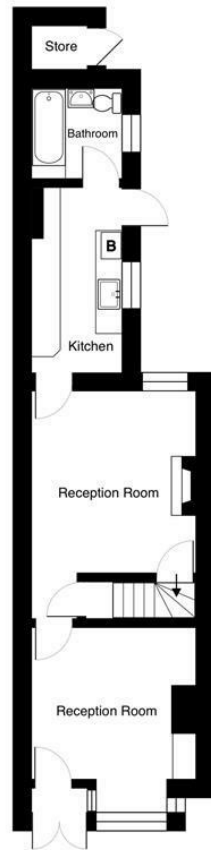
COUNCIL TAX BAND

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

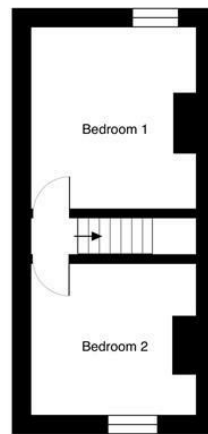




Ground Floor
Area: approx 40.4 m² ... 435 ft²



First Floor
Area: approx 27.2 m² ... 293 ft²



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Total Area: approx 67.7 m² ... 728 ft² (excluding store)

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.

