



HERITAGE ESTATE AGENCY



86 Grove Road, Kings Heath, Birmingham, B14 6ST

£280,000

A Two Bedroom End Terrace Property





Grove Road comprises in further detail:

The property is set back from the road and approached via fore garden with gated driveway leading to gated side access, dwarf wall to front and pathway leading to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Vestibule

Wall mounted electric meter, built-in gas meter cupboard, tiled flooring and door to:

Entrance Hallway

ceiling light point, wooden flooring, door to under stair storage pantry, radiator and doors to:

Reception Room One 14'5" max x 9'2"

Bay window to front aspect, part coved ceiling, ceiling light point with ceiling rose and radiator.

Reception Room Two 12'5" x 12'5"

French style doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, door to stairs rising to first floor accommodation, wooden flooring and door with step down to:

Kitchen 15'4" x 7'4"

Two windows to side aspect, ceiling spot lights, tiled flooring, wall mounted boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset Belfast style one and a half bowl sink with mixer tap over, integrated eye level double oven and inset four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for slim line dish washer and opening to:

Rear Lobby

Door to side aspect opening to rear garden, ceiling light point, built-in storage cupboard and door to:

Ground Floor W.C./Utility 5'4" max x 6'9"

Obscured window to side aspect, ceiling light point, tiled walls and flooring, plumbing for washing machine, radiator, pedestal 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

Two ceiling light points, internal window, loft access, radiator and doors to:

Bedroom One 12'4" x 12'5"

Window to front aspect, ceiling light point with ceiling rose and radiator.

Bedroom Two 12'7" x 9'5"

Sash style window to rear aspect, ceiling light point, radiator and door to:

Over Stair Storage Cupboard

Window to side aspect and internal window to side aspect overlooking stairs.

Bathroom 15'5" max x 7'4" max

Obscured sash style window to rear aspect, further window to side aspect, ceiling spot lights, part tiled walls, wood effect flooring, heated towel rail and a bathroom suite comprising: free standing bath with mixer tap and shower attachment over, shower cubicle with wall mounted mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.





Outside

Rear Garden

Accessed via a gated side access, reception room two or the rear lobby and benefits from paved seating area, lawn area and 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.

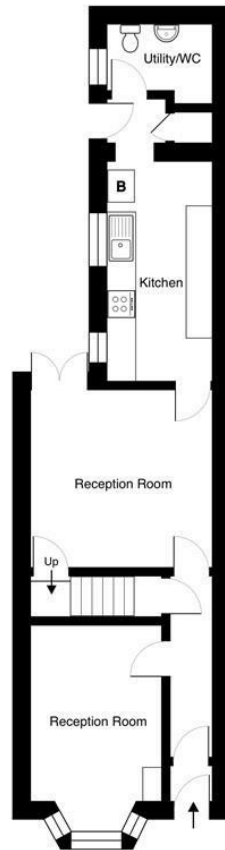
COUNCIL TAX BAND

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





Ground Floor
Area: approx 52.5 m² ... 565 ft²



First Floor
Area: approx 43.8 m² ... 471 ft²



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Total Area: approx 96.2 m² ... 1036 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.

