



HERITAGE ESTATE AGENCY



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

£380,000

A Four Bedroom End Terrace Property





Grange Road comprises in further detail:

The property is set back from the road and approached via paved fore garden with dwarf wall to front and pathway with step up to main entrance door with obscured window over opening to:

Entrance Vestibule

Built-in gas meter cupboard, tiled flooring and door with window over opening to:

Entrance Hallway

Window to side aspect, part coved ceiling, ceiling strip light, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Pantry

Obscured window to side aspect and shelving.

Reception Room One 14' max x 10'4" max

Bay window to front aspect, coved ceiling, ceiling light point, radiator and feature fire surround with gas fire set on hearth.

Reception Room Two 12' x 10'5" max

Window to rear aspect, coved ceiling, ceiling light point, radiator and feature fire surround with gas fire set on hearth.

Reception Room Three 12'5" max x 8'7" max

Window to side aspect, ceiling light point, radiator, feature fire surround with gas fire set on hearth and door to:

Kitchen 8'8" max x 8'6" max

Window to side aspect, ceiling light point, wall mounted extractor fan, part tiled walls, wall mounted boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker with extractor hood over and door to:

Utility Room 10'7" max x 7'4" max

Window to side aspect, ceiling light point, work surfaces, plumbing for washing machine, wall mounted gas fire and door to:

Ground Floor W.C.

Ceiling light point, part tiled walls, wall mounted wash hand basin and low level flush w.c.

First Floor Accommodation

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

Landing

Window to side aspect, ceiling light point, stairs rising to second floor accommodation, radiator and doors to:

Bedroom One 12' x 15'7" max

Two windows to front aspect, ceiling light point, radiator and built-in over stair storage cupboard.

Bedroom Two 9'4" max x 12'3" max

Window to rear aspect, ceiling light point, radiator, built-in wardrobe and built-in storage cupboard.

Bedroom Three 13'9" x 8'9" max

Window to rear aspect, ceiling light point and radiator.

Bathroom 7'4" x 5'6"

Obscured window to side aspect, ceiling light point, tiled walls, radiator and a bathroom suite comprising: panelled bath with shower over, pedestal wash hand basin and low level flush w.c.

Separate W.C.

Obscured window to side aspect, ceiling light point, part tiled walls and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation to:





Landing

Internal window to side aspect and door to:

Bedroom Four 16' max x 15'6" max

Dormer window to front aspect, internal window to side aspect, ceiling light point, decorative fire place and access to loft space. (With some restricted head height)

Outside

Rear Garden

Accessed via a gated shared side passageway or the kitchen and benefits from paved seating area and pathway with beds to sides leading to timber 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

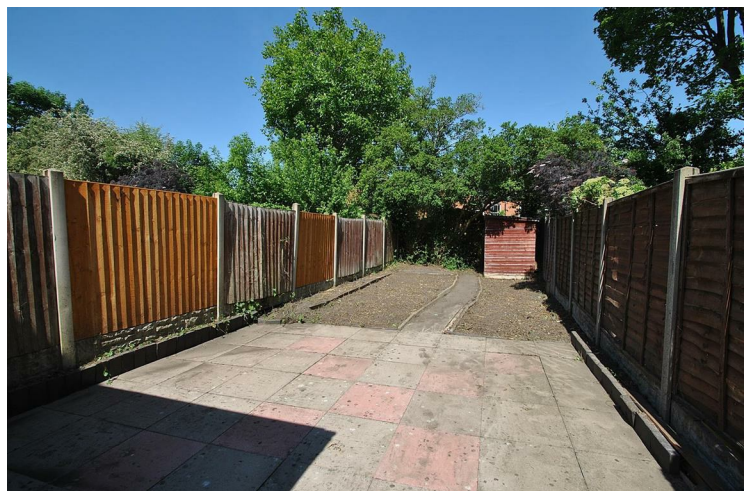
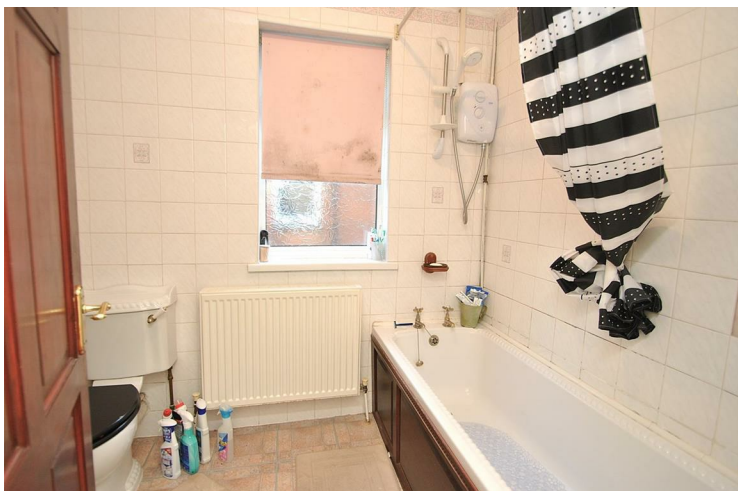
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

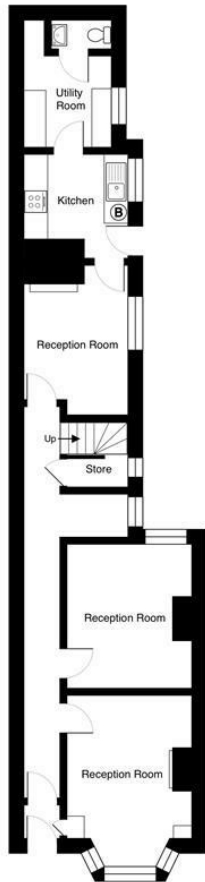
COUNCIL TAX BAND

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

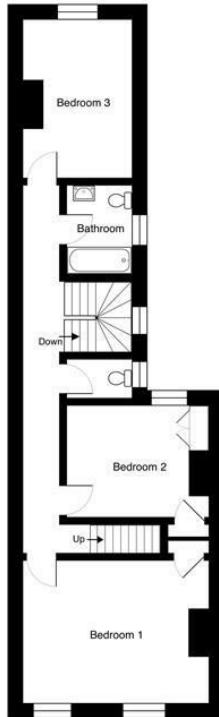




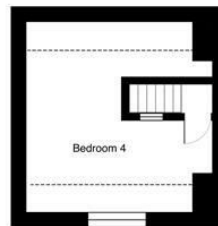
Ground Floor
Area: approx 67.3 m² ... 724 ft²



First Floor
Area: approx 63.6 m² ... 684 ft²



Second Floor
Area: approx 23.1 m² ... 249 ft²



74 Grange Road, Kings Heath, Birmingham.

Total Area: approx 154.0 m² ... 1658 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

