



HERITAGE ESTATE AGENCY



39 Station Road, Kings Heath, Birmingham, B14 7SS

£410,000

A Four Bedroom Mid Terrace Property



**Station Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front, gravel area, pathway and steps rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point and door to:

Entrance Hallway

Coved ceiling, two ceiling light points, original style Minton tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14'4" max x 9'9" max

Bay window with shutters to front aspect, coved ceiling, ceiling light point with ceiling rose, radiator and feature fire place with coal effect gas fire set on hearth.

Reception Room Two 12'1" x 9'11" max

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature recess to chimney breast and door to:

Under Stair Storage Pantry

Wall mounted light point and shelving.

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, part tiled walls, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Dining Kitchen 29'8" excl door recess x 8'

Windows to side and rear aspects, door to side aspect opening to rear garden, ceiling spot lights, wood effect flooring, two radiators, a fitted kitchen comprising: a range of wall, drawer and base units with works surfaces over, tiled

surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, integrated washing machine and dish washer, space for fridge/freezer and door to:

Built-In Storage Pantry

Window to side aspect, ceiling light point, built-in cupboard housing electric meter and shelving.

First Floor Accommodation

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

Landing

Two ceiling light points, stairs rising to second floor accommodation, built-in cupboard with shelving, radiator and doors to:

Bedroom One 12'2" x 15'1" max

Two sash style windows to front aspect, ceiling light point and radiator.

Bedroom Two 9'6" x 11'5" max

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

Bedroom Three 11'11" max x 8'1" max

Sash style window to rear aspect, ceiling light point, radiator and double wardrobe.

Shower Room 8' x 4'11"

Obscured window to side aspect, ceiling light point, part tiled walls, mirrored bathroom cabinet, tiled flooring, heated towel rail and a bathroom suite comprising: shower cubicle with wall mounted chrome mixer shower and extractor fan over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.





Second Floor Accommodation

Door from first floor landing leads to stairs rising to second floor accommodation leading to:

Bedroom Four 24' max x 14'11" max

Two Velux windows, two ceiling light points, wood effect flooring, two radiators and access to 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 pathway with bed to side leading to step up to block paved patio area, step up to lawn area with planted beds to sides, rear paved patio area and brick built shed.

Agent Notes:

1. 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





39 Station Road, Kings Heath, Birmingham.

Total Area: approx 156.0 m² ... 1679 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.

