



HERITAGE ESTATE AGENCY



31 Leander Gardens, Kings Heath, Birmingham, B14 6EZ
£350,000

A Three Bedroom Link Detached Property





Leander Gardens comprises in further detail:

The property is set back from the road and approached via fore garden with lawn area to front and side, large driveway leading to gated side access, garage and main entrance door opening to:

Entrance Porch

Windows to front and side aspects, wall mounted light point, door to garage and further door opening to:

Entrance Hallway

Coved ceiling, ceiling light point, stairs rising to first floor accommodation, radiator and door to:

Lounge 15'7" max x 13'5" max

Bow window to front aspect, coved ceiling, ceiling light point, radiator, feature fire surround with gas fire set on hearth and door to:

Dining Kitchen 10'10" x 16'9"

Window to rear aspect, door to side aspect opening to utility room, coved ceiling, two ceiling light points, door to under stair storage pantry, part wood effect flooring, radiator and a fitted kitchen comprising: a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated eye level oven, microwave and four ring gas hob with concealed extractor hood over and patio doors to:

Conservatory 8'7" max x 9'3" max

Windows to side and rear aspects, door to side aspect opening to rear garden and ceiling light point.

Utility Room 14'10" max x 8'1" max

Window to rear aspect, door to side aspect opening to rear garden, coved ceiling, ceiling strip light, door to

storage cupboard, wall mounted boiler, base unit with work surface over, inset sink and drainer unit with mixer tap over, further work surface area, plumbing for dishwasher/washing machine and doors to:

Ground Floor W.C.

Obscured window to rear aspect, coved ceiling, ceiling light point and low level flush w.c.

Garage 19'4" max x 8'7" min

Remote controlled roller door to front aspect, door to entrance porch, two ceiling light points, electric point, wall mounted gas and electric meters.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 14' max x 9'4" excl door recess

Window to front aspect, coved ceiling, ceiling light point, radiator and a range of fitted bedroom furniture.

Bedroom Two 12'6" max x 8'8" excl door recess

Window to rear aspect, coved ceiling, ceiling light point, radiator and a range of fitted bedroom furniture.

Bedroom Three 9'9" max x 7'1" max

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

Shower Room 7'10" max x 5'7"

Obscured windows to rear and side aspects, ceiling light point, extractor fan, built-in storage cupboard, tiled walls, wood effect flooring, radiator and a suite comprising:





walk-in shower cubicle with wall mounted chrome 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, the conservatory or utility room and benefits from shaped block paved patio area and lawn area with feature block paved seating area.

Agent Note:

We would advise interested parties that the seller of the property is acting as an Executor and that Probate has been granted.

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

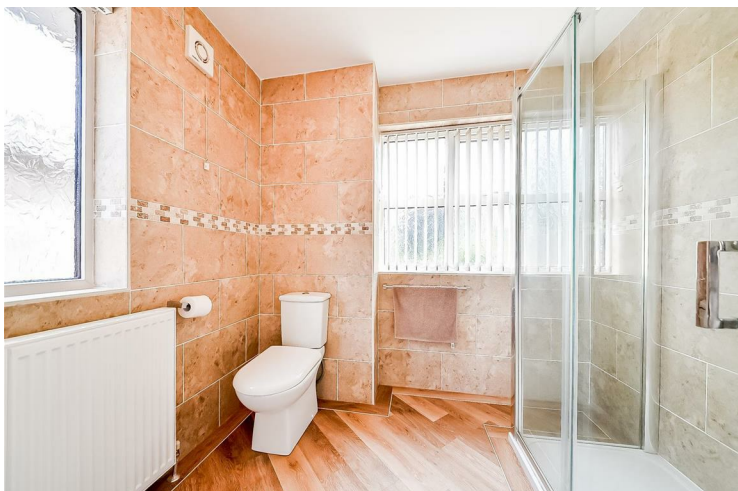
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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 D

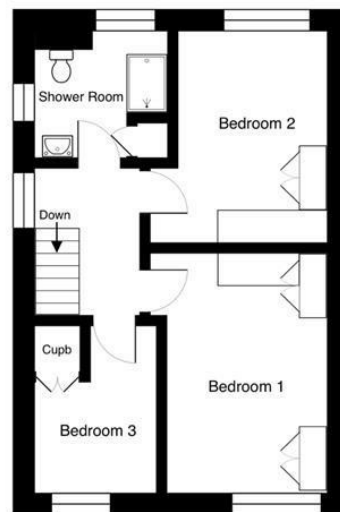




Ground Floor
Area: approx 83.1 m² ... 894 ft²



First Floor
Area: approx 43.1 m² ... 464 ft²



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Total Area: approx 126.2 m² ... 1358 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.

