



HERITAGE ESTATE AGENCY



36 Beechwood Road, Kings Heath, Birmingham, B14 4AD

£350,000

A Two Bedroom End Terrace Property



**Beechwood Road comprises in further detail:**

The property is set back from the road and approached via gated fore garden with dwarf wall to front, slate chipped area and pathway leading to steps up to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Vestibule

Picture rail, tiled flooring, door with stained glass panels and window over opening to:

Entrance Hallway

Ceiling light point with ceiling rose, picture rail, tiled flooring, radiator and doors to:

Reception Room One 14'1" max x 9'7" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature fire place with tiled surrounds and hearth.

Reception Room Two 12'2" x 12'11" max

Window to rear aspect, ceiling light point, picture rail, wooden flooring, radiator, feature fire place with tiled surrounds and hearth and door to:

Inner Lobby

Tiled flooring, stairs rising to first floor accommodation and doors to:

Ground Floor W.C.

Obscured window to side aspect, ceiling spot light, extractor fan, tiled flooring, radiator, wall mounted wash hand basin and low level flush w.c.

Dining Kitchen 27' max x 10'8" max

Sash style windows to front and side aspects, six Velux windows, French style doors with sash windows to sides to rear aspect opening to rear garden, ceiling spot lights, three ceiling light points, wooden flooring with underfloor heating and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset dual Belfast style sinks with mixer tap over, space for Range style cooker with five ring gas hob having concealed extractor hood over, space for fridge/freezer, integrated dishwasher and washing machine.

First Floor Accommodation

Leading from the inner lobby stairs rise to first floor accommodation leading onto:

Landing

Obscured window to side aspect, two ceiling light points, loft access, radiator and doors to:

Bedroom One 11'3" x 14'9" max

Window to front aspect, ceiling light point, picture rail, radiator and original style feature fire place with tiled hearth.

Bedroom Two 12'4" x 11'8" max

Window to rear aspect, ceiling light point, picture rail, wooden flooring, radiator and original style feature fire place with tiled hearth.

Bathroom 12' max x 8'1" max

Obscured windows to rear and side aspects, two ceiling light points, dado rail with panelled walls beneath, wooden flooring, heated towel rail, radiator,





cupboard housing boiler and a bathroom suite comprising: panelled bath, fully tiled shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side access or the dining kitchen and benefits from blue brick pathway leading to blue brick patio area, electric socket, tap, dwarf wall with step down to lawn area, planted beds to sides and double doors to:

Summer House 7'9" x 11'8"

Windows to front and side aspects and electric points.

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

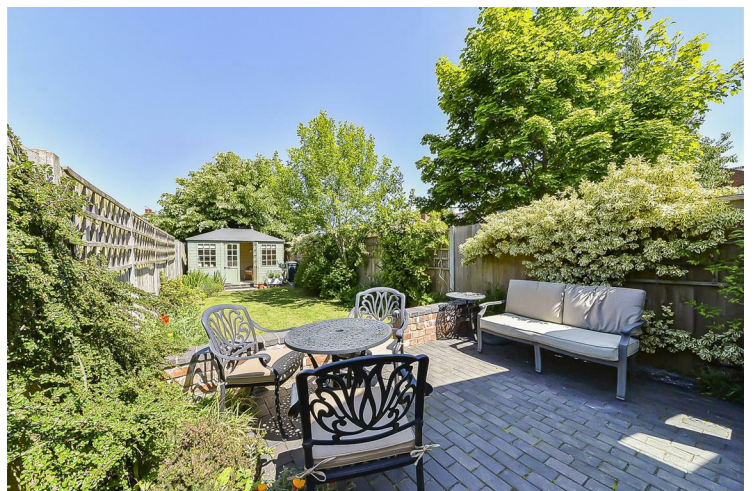
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

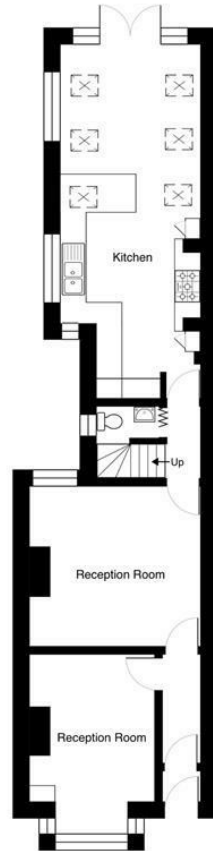
COUNCIL TAX BAND

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

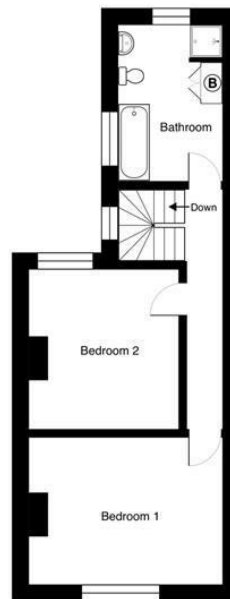




Ground Floor
Area: approx 61.0 m² ... 657 ft²



First Floor
Area: approx 47.1 m² ... 507 ft²



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Kings Heath, Birmingham, B14 4AD.

Total Area: approx 108.1 m² ... 1164 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.

