



HERITAGE ESTATE AGENCY



76 York Road, Kings Heath, Birmingham, B14 7RP

£280,000

A Two Bedroom Mid Terrace Property





York 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, shared pathway leading to main entrance door opening to:

Entrance Porch

Windows to front and side aspects and door to:

Reception Room One 12'7" max x 13'2" max

Bay window to front aspect with built-in storage beneath, ceiling light point, wooden flooring, radiator and opening to:

Reception Room Two 10'3" x 13' max

Window to rear aspect, ceiling light point, steps to door opening to stairs rising to first floor accommodation, radiator, feature fire place and door to:

Kitchen 13'5" excl recess x 7'6"

Two windows to side aspect, door to side aspect opening to rear garden, two ceiling light points, wood effect flooring, built-in under stair storage pantry, radiator 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, integrated eye level oven and four ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine and wall mounted concealed boiler.

First Floor Accommodation

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Split Level Landing

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

Bedroom One 10'3" x 13'2" max

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

Bedroom Two 10'6" x 10'4" max

Window to rear aspect, ceiling light point and radiator.

Bathroom 6'10" x 7'4"

Obscured window to rear aspect, ceiling light point, part tiled walls, wood effect flooring, heated towel rail and a bathroom suite comprising: P shaped bath with mixer tap and mixer shower over, vanity unit having inset wash hand basin with mixer tap over and inset low level flush w.c.

Outside

Rear Garden

Accessed via the kitchen and benefits from paved pathway leading to paved seating area with planted bed to side and step up to raised decked seating area with Pergola.

Agent Note:

The vendors have informed us that Helibars were fitted to the property in 2002 following an issue with defective drains in the area. Works were carried out by an insurance firm and once complete, issued a certificate of Structural Adequacy. Please speak to the office for more information.





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.

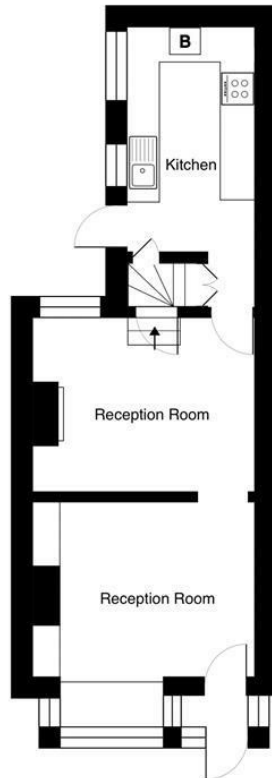
COUNCIL TAX BAND

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

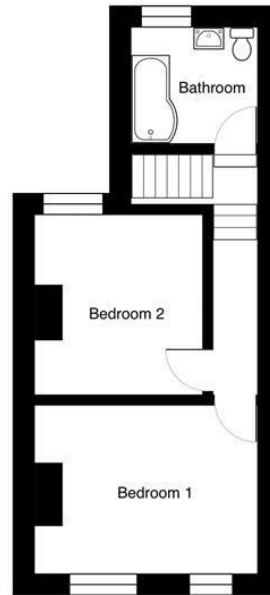




Ground Floor
Area: approx 41.1 m² ... 442 ft²



First Floor
Area: approx 33.8 m² ... 364 ft²



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Total Area: approx 74.9 m² ... 806 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.

