



HERITAGE ESTATE AGENCY



21 Kitchener Road, Selly Park, Birmingham, B29 7QE

£265,000

A Two Bedroom Mid Terrace Property





Kitchener Road comprises in further detail:

The property is set back from the road and approached via step rising to main entrance door with window over opening to:

Reception Area One 13'2" max x 10'10" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, wood flooring, radiator, feature fire place with slate hearth and opening to:

Reception Area Two 11'3" excl recess x 10'10" max

Coved ceiling, ceiling light point with ceiling rose, picture rail, stairs rising to first floor accommodation, wood flooring, radiator, feature recess to chimney breast with log burning stove set on hearth, opening to kitchen and door to:

Under Stair Storage Pantry

Ceiling light point and wood flooring.

L Shaped Kitchen 10'11" max x 10'5" max

Window to rear aspect, two Velux windows, ceiling spot lights, tiled flooring, vertical contemporary style radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset Belfast style sink with mixer tap over, inset Range cooker with five ring gas hob and extractor hood over, space for fridge/freezer and opening to:

Utility 5'3" x 5'10"

French style doors to side aspect opening to rear garden, ceiling light point, tiled flooring, wall mounted boiler, base unit with work surface over, plumbing for washing machine and door to:

Ground Floor W.C.

Obscured window to rear aspect, ceiling spot lights, part tiled walls, tiled flooring, heated towel rail, wall mounted wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

Leading from reception area two stairs rise to first floor accommodation leading onto:

Landing

Ceiling spot lights, loft access, column style radiator and doors to:

Bedroom One 11'4" x 11' max

Two windows to front aspect, coved ceiling, ceiling light point, column style radiator and original style feature fire place with hearth.

Bedroom Two 11'2" x 7'10" max

Window to rear aspect, coved ceiling, ceiling light point, column style radiator, original style feature fire place with hearth and built-in over stair storage cupboard.

Bathroom 11' x 5'9"

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, electric shaver socket, wood flooring, column style radiator with towel rail and a bathroom suite comprising: roll top bath with telephone style mixer tap and shower attachment over, corner shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin with mixer tap over and high level flush w.c.

Outside

Rear Garden

Accessed via the utility and benefits from paved seating





area with external lighting, raised planted beds, Pergola with step to lawn area, blue slate chipped area with mature tree, further lawn area, raised beds, shed and gated rear access.

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.

2. We are advised by the Vendor that there is gated rear access opening to Holly Avenue.

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.

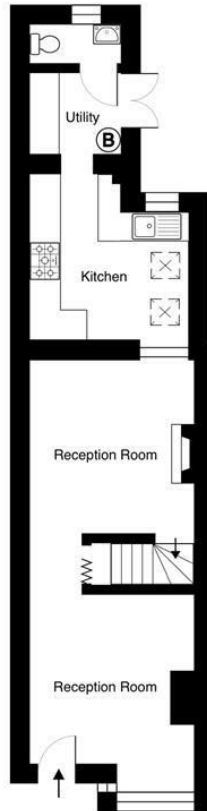
COUNCIL TAX BAND

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

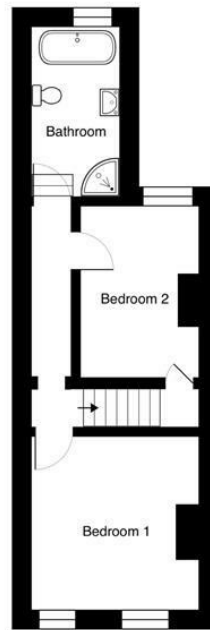




Ground Floor
Area: approx 44.0 m² ... 473 ft²



First Floor
Area: approx 33.5 m² ... 361 ft²



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Birmingham, B29 7QE.

Total Area: approx 77.5 m² ... 834 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.

