



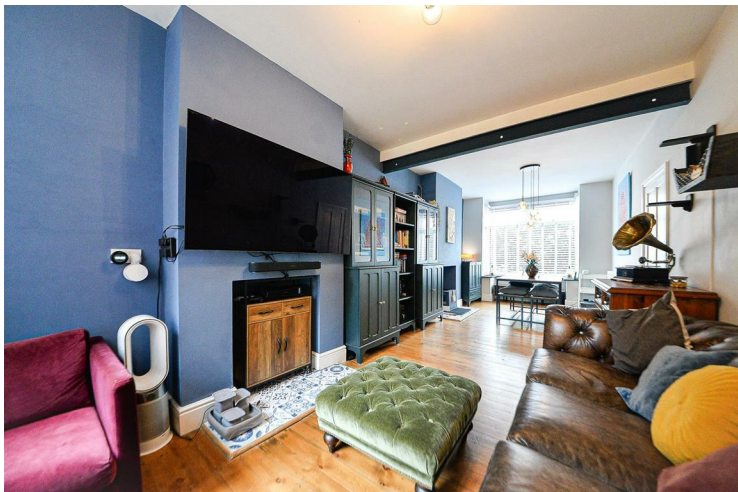
HERITAGE ESTATE AGENCY



13 Addison Road, Kings Heath, Birmingham, B14 7EN

Offers In Excess Of £325,000

A Three Bedroom Mid Terrace Property





Addison 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, slate chipped area, pathway leading to main entrance door with window over opening to:

Entrance Vestibule

Electric meter and door with window over opening to:

Entrance Hallway

Door with window over to side aspect opening to rear garden, two ceiling light points, part wood flooring, part tiled flooring, stairs rising to first floor accommodation, radiator, opening to kitchen and door to:

Through Lounge/Dining Room 26'7" x 10' into recess

Bay window to front aspect, window to rear aspect, two ceiling light points, wood flooring, two radiators and two feature recesses to chimney breast with tiled hearths.

Kitchen 14'11" x 7'6"

Two windows to side aspect, ceiling spot lights, tiled flooring, concealed boiler, radiator and 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 oven with gas hob and extractor hood over, space for American style fridge/freezer and tumble dryer, plumbing for washing machine and dish washer.

First Floor Accommodation

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

Landing

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

Bedroom One 12'5" x 12'11" into recess

Window to front aspect, ceiling light point, part panelled walls, radiator and fitted wardrobes with mirrored doors.

Bedroom Two 9'11" x 12'1" into recess

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 7'4" max x 7'6" max

Window to rear aspect, ceiling light point and radiator.

Shower Room 4'10" x 7'3"

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

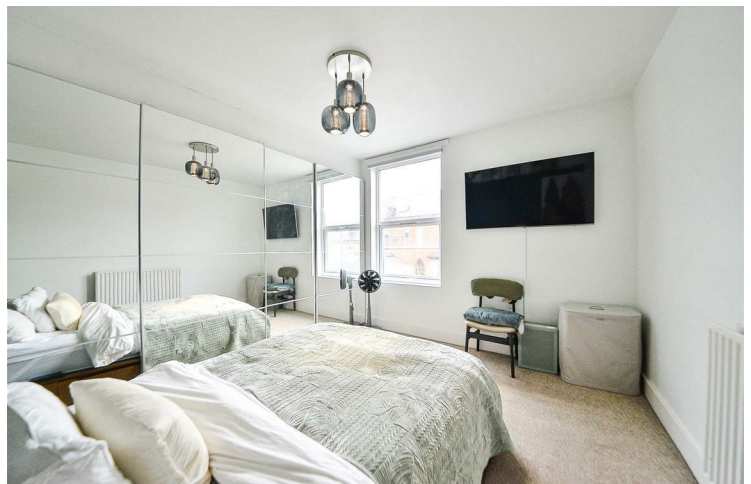
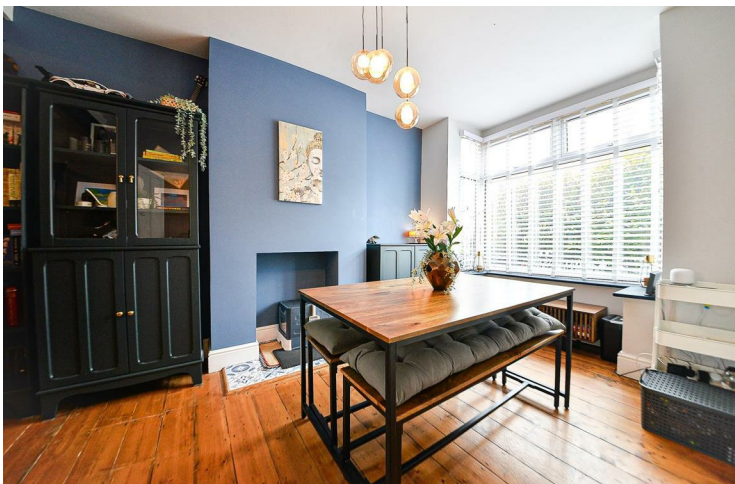
Outside

Rear Garden

Accessed via the hallway and benefits from gravel area, paved seating area, step up to lawn area with planted beds to sides, blue slate chipped area with step up to decked seating area 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 a shared access way to the rear of the garden leading from Addison Road.

3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the road in front of the property is subject to parking restrictions.

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.

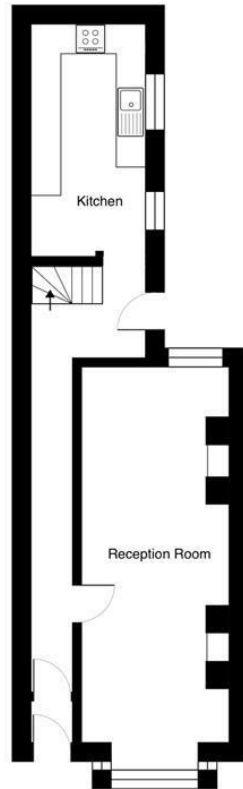
COUNCIL TAX BAND

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

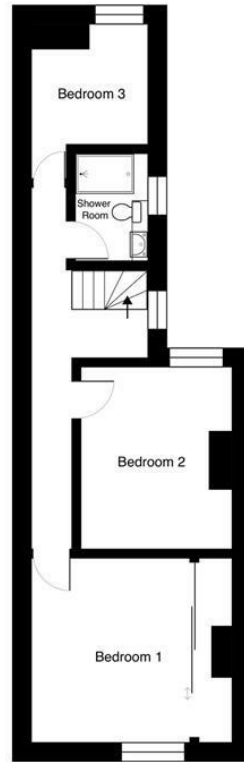




Ground Floor
Area: approx 47.1 m² ... 507 ft²



First Floor
Area: approx 46.8 m² ... 504 ft²



13 Addison Road, Kings Heath,
Birmingham, B14 7EN.

Total Area: approx 93.9 m² ... 1011 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.

