



# HERITAGE ESTATE AGENCY



**33 Jasmin Croft, Kings Heath, Birmingham, B14 5AX**

**£265,000**

**A Three Bedroom Semi-Detached Property**





### **Jasmin Croft comprises in further detail:**

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

#### **Entrance Hall 7'8" x 10'4"**

Two obscured windows to front aspect, ceiling light point, wooden flooring, stairs rising to first floor accommodation, built-in under stair storage cupboard, further built in cupboard, radiator and door to:

#### **Open-Plan Reception Room 20'1" x 11'4" max**

Bi-folding doors to rear aspect opening to rear garden, coved ceiling, two ceiling light points, wooden flooring, two radiators, feature fire surround with coal effect gas set on hearth and door to:

#### **Kitchen 17'1" x 6'11"**

Windows to rear and side aspects, door to side aspect opening to rear garden, coved ceiling, two ceiling light points, wood effect flooring, radiator, built in storage cupboard and a fitted kitchen comprising: a range of wall, drawer and base units with wooden work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated eye level double oven and four ring electric hob with extractor hood above, integrated fridge and freezer, plumbing for washing machine and dishwasher.

#### **First Floor Accommodation**

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

#### **Landing**

Obscured window to side, ceiling light point, loft access built in storage cupboard, radiator and doors to:

#### **Bedroom One 14' x 10'**

Window to rear aspect, ceiling light point and wardrobe with double doors.

#### **Bedroom Two 14' x 9'10"**

Window to front aspect, ceiling light point and radiator.

#### **Bedroom Three 10'9" x 8'3"**

Window to rear, ceiling light point and radiator.

#### **L-Shaped Bathroom 6'5" max x 8'4" max**

Obscured window to front aspect, ceiling spot lights, extractor fan, part tiled walls, electric shaver socket, cupboard housing the wall mounted boiler, radiator and a bathroom suite comprising: panelled bath with mixer tap and chrome mixer shower over, wash basin with mixer tap over with vanity unit beneath.

#### **Separate W.C.**

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, radiator, low level flush w.c. with wash basin and mixer tap above.

#### **Integral Garage 16'3" x 7'7"**

Up and over door to front aspect, ceiling light point, wall mounted gas and electric meters.

#### **Outside**





### **Rear Garden**

Accessed via a gated access to side, open plan reception room or the kitchen and benefits from paved pathway and patio, timber shed, lawn area with planted beds, steps down to a further lawn area with hedged and fenced boundaries.

### **Agent Note:**

Heritage Estate Agency advise potentially interested parties that the property backs onto Jasmin Fields (nature reserve).

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.

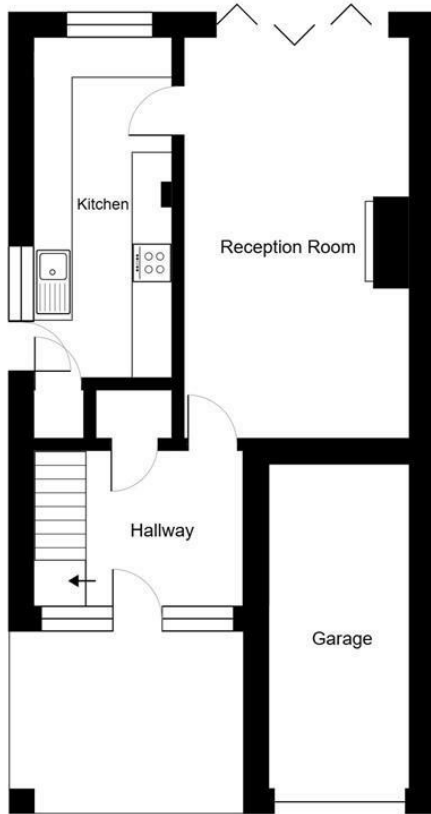
### **COUNCIL TAX BAND**

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

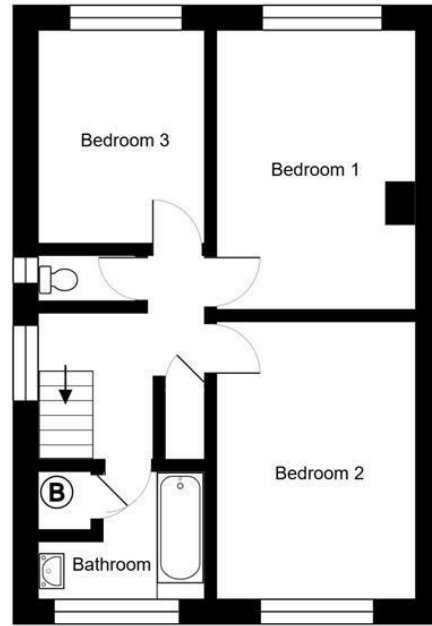




**Ground Floor**  
Area: approx 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>



**First Floor**  
Area: approx 50.4 m<sup>2</sup> ... 542 ft<sup>2</sup>



33 Jasmin Croft,  
Kings Heath, Birmingham.

Total Area: approx 106.6 m<sup>2</sup> ... 1147 ft<sup>2</sup>

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.

