



# HERITAGE ESTATE AGENCY



**111 Melton Road, Kings Heath, Birmingham, B14 7ET**

**£290,000**

**A Two Bedroom End Terrace Property**







### **Melton Road comprises in further detail:**

The property is set back from the road and approached via gated fore garden with dwarf wall and hedgerow to front, pathway leading to step up to main entrance door with window over opening to:

#### **Reception Room One 13'6" into bay excl recess x 11'11" max**

Bay window to front aspect, coved ceiling, ceiling light point, built-in under stair storage pantry, built-in cupboard housing meters, radiator, feature fire surround with three radiant gas fire set on hearth and door with stained glass panels inset to:

#### **Reception Room Two 11'9" x 12' max**

Window to rear aspect, coved ceiling, ceiling light point, door to stairs rising to first floor accommodation, radiator and door with step down to:

#### **Kitchen 20'2" max x 6'4" max**

Windows to rear and side aspects, door to side aspect opening to rear garden, two ceiling strip lights, wall mounted boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, space for cooker and fridge/freezer, plumbing for washing machine and radiator.

#### **First Floor Accommodation**

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

#### **Landing**

Two ceiling light points and doors to:

#### **Bedroom One 11'10" x 11'11" max**

Sash style window to front aspect, coved ceiling, ceiling light point, radiator and built-in over stair storage cupboard.

#### **Bedroom Two 11'11" x 8'11" max**

Window to rear aspect, ceiling light point, radiator and loft access with pull down ladder to partially bordered loft.

#### **Bathroom 9'3" max x 6'6" max**

Window to rear aspect, ceiling light point, extractor fan, part tiled walls, airing cupboard housing hot water cylinder, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

##### **Rear Garden**

Accessed via the kitchen and benefits from paved pathway leading to paved patio area with gate leading to shared side passageway, pathway with planted beds to sides, pond and shed

#### **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 that there is a right of way for this property to pass over the gardens of neighbouring properties to access a shared side passageway.





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

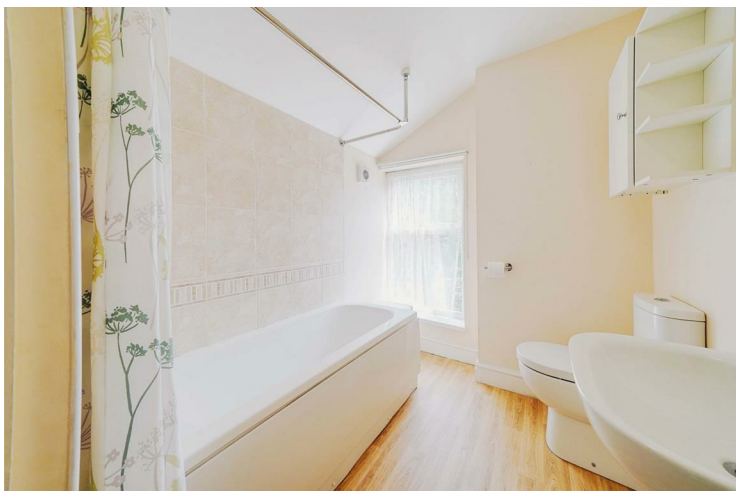
property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### **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.

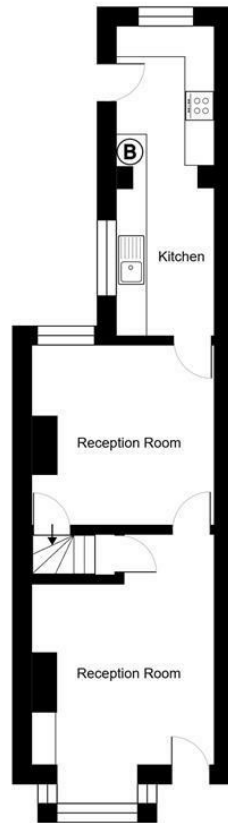
### **COUNCIL TAX BAND**

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





**Ground Floor**  
Area: approx 44.3 m<sup>2</sup> ... 477 ft<sup>2</sup>



**First Floor**  
Area: approx 36.3 m<sup>2</sup> ... 391 ft<sup>2</sup>



111 Melton Road,  
Kings Heath, Birmingham.

Total Area: approx 80.7 m<sup>2</sup> ... 869 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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

