



HERITAGE ESTATE AGENCY



4 All Saints Road, Kings Heath, Birmingham, B14 7LL

£425,000

A Four Bedroom Semi-Detached Property



**All Saints Road comprises in further detail:**

The property is set back from the road and approached via driveway with gated side access and pathway leading to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, wall mounted electric meter, built-in cupboard housing gas meter, tiled flooring and door to:

Entrance Hallway 24'8" max

Door to side aspect opening to rear garden, coved ceiling, two ceiling light points, tiled flooring, stairs rising to first floor accommodation with under stair storage pantry, further built-in storage cupboard, radiator and doors to:

Reception Room One 14'3" max x 12'11" max

Bay window to front aspect, coved ceiling, ceiling light point, two wall mounted light points, wooden flooring, radiator and feature brick recess to chimney breast with hearth.

Reception Room Two 11'11" x 10'11"

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point, two wall mounted light points, wooden flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

Breakfast Kitchen 17'1" x 8'11"

Two windows to side aspect, ceiling light point, ceiling spot lights, tiled flooring, radiator, wall mounted boiler, a range of freestanding base units with work surfaces over, a range of fitted wall units and base unit with work surface over, inset sink and drainer unit with mixer tap over, tiled surround, space for range style cooker with extractor hood over, plumbing for washing machine and slim line dishwasher, space for fridge/freezer and door to:

Ground Floor Wet Room 7'3" x 7'3"

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, radiator and a suite comprising: wall mounted electric shower, wall mounted wash hand basin and low level flush w.c.

First Floor Accommodation

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

Split Level Landing

Two ceiling light points, stairs rising to second floor accommodation and doors to:

Bedroom One 11'11" x 17'4"

Two windows to front aspect, two ceiling light points, wooden flooring, radiator and original style feature fire surround with hearth.

Bedroom Two 11'11" x 10'11"

Window to rear aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Three 10'1" max x 8'11" max

Window to rear aspect, ceiling light point, wood effect flooring and radiator.

Bathroom 6'6" x 5'6"

Window to side aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, radiator and a fitted bathroom suite comprising: P shaped bath with mixer shower over and pedestal wash hand basin with mixer tap over.

Separate W.C.

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

Window to rear aspect, ceiling light point, access to eaves storage and door to:

Bedroom Four 17'7" max x 16'11" max

Window to side aspect, Velux window, three wall mounted light points, wooden flooring, access to eaves storage space, radiator and door to:





En-Suite Shower Room 6'5" x 6'6"

Window to rear aspect, two wall mounted light points, part tiled walls, tiled flooring, radiator and a suite comprising: corner shower cubicle with electric shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access, the hallway or reception room two and benefits from paved patio, lawn area, various raised planted beds, raised decked area, slate chipped area, hardstanding area and mature trees.

Agent Notes:

1. Heritage Estate Agency advise potentially interested parties that there are commercial premises and a substation nearby.

2. We have been informed by the vendor that the required Building Regulation Completion Certificate for the single storey extension is in the process of being signed off and will be available upon completion.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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 D





4 All Saints Road, Kings Heath, Birmingham.

Total Area: approx 150.9 m² ... 1625 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

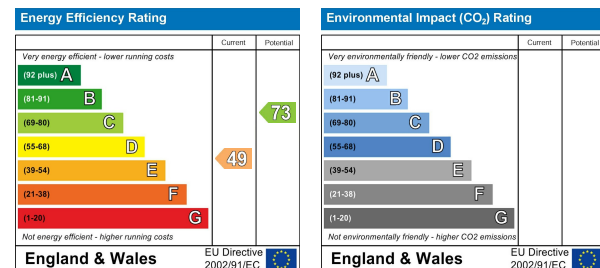
Our opening times are:-

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.



The Property Ombudsman

