



HERITAGE ESTATE AGENCY



38 Hannon Road, Kings Heath, Birmingham, B14 6BP

£425,000

A Three Bedroom Semi-Detached Property





Hannon Road comprises in further detail:

The property is set back from the road and approached via block paved driveway leading to gated side access and step up to main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling light point, tiled flooring and door opening to:

Entrance Hallway

Two obscured windows to front aspect, two wall mounted light points, wood effect flooring, stairs rising to first floor accommodation with under stair storage pantry, radiator and doors to:

Lounge 13'10" max x 11'8" max

Bay window to front aspect, ceiling light point, picture rail, wood flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

Family Area 11'10" x 10'7" max

Coved ceiling, ceiling spot lights, wood effect flooring with under floor heating, feature fire place with tiled hearth and opening to:

L Shaped Dining Kitchen 19'4" max x 16'4" max

Windows to side and rear aspects, two Velux windows, French style doors to rear aspect opening to rear garden, ceiling spot lights, wood effect flooring with under floor heating and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven and four ring induction hob over, integrated microwave, fridge/freezer, washing machine and dish washer.

First Floor Accommodation

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

Landing

Obscured window to front and side aspects, two ceiling light points, stairs rising to second floor accommodation with under stair storage cupboard, radiator and doors to:

Bedroom One 14'3" max x 11'9" max

Bay window to front aspect, ceiling light point, picture rail and radiator.

Bedroom Two 11'10" max x 10'8" max

Window to rear aspect, ceiling light point, picture rail, radiator and original style feature fire place.

Bathroom 8'8" x 7'

Obscured window to rear aspect, ceiling light point, part tiled walls, wood effect flooring, radiator and a fitted bathroom suite comprising: panelled bath with mixer tap over, corner shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit 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 side aspect, ceiling spot light and door to:

Bedroom Three 12' max x 12'4" max excl recess

Three Velux windows, ceiling spot lights, access to eaves storage, radiator and door to: (with some restricted head height_

En-Suite Shower Room 5'9" x 5'7"

Velux window, extractor fan, wood effect flooring, heated towel rail and a fitted suite comprising: fully tiled corner shower cubicle with wall mounted chrome mixer shower





over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access or the dining kitchen and benefits from steps down to paved patio, lawn area with planted beds to side, raised vegetable bed, shed, pathway leading to paved area with gated rear access and step up to patio doors opening to:

Garden Office 12' max x 15'8" max

Window to front and side aspects, ceiling spot lights, wood flooring and electric points.

Agent Note:

We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Woodthorpe Road.

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

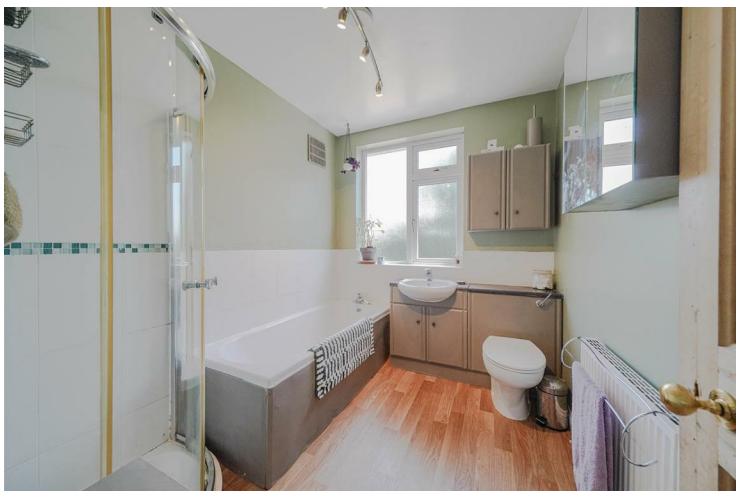
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

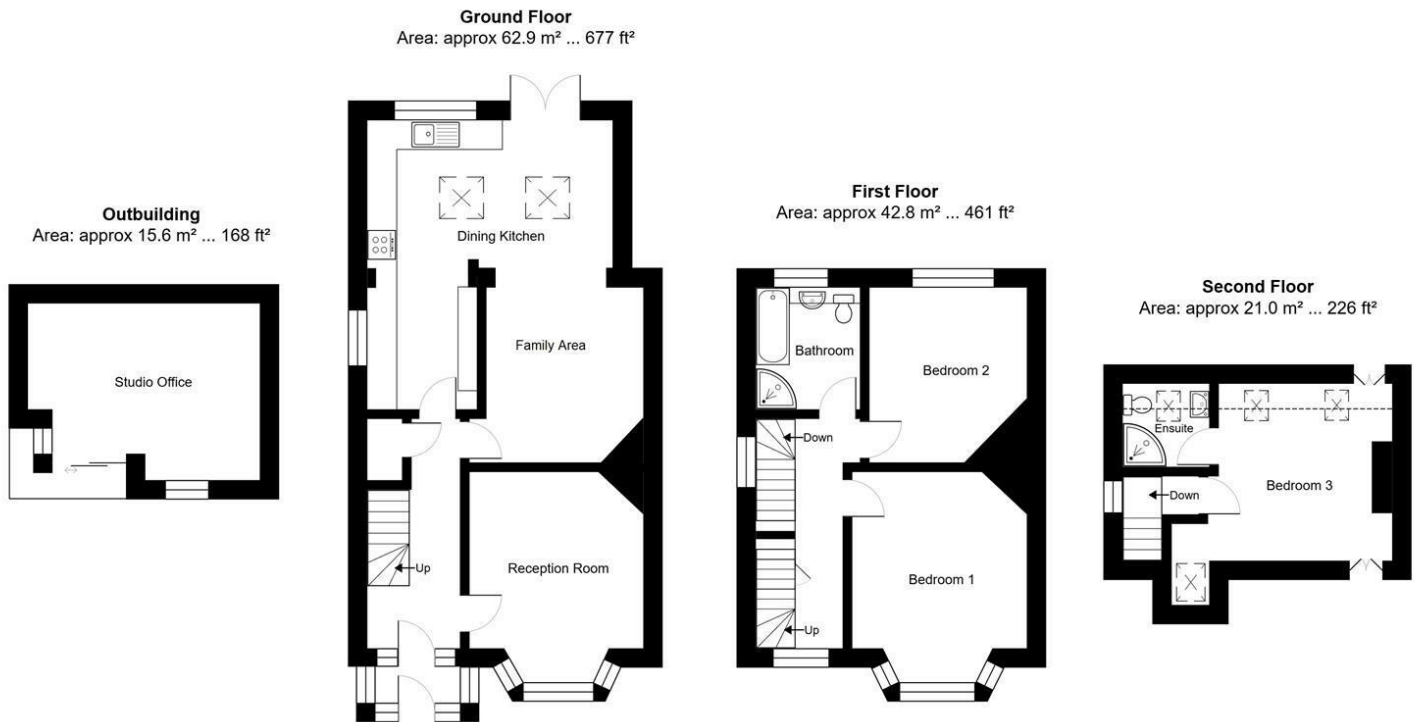
GENERAL INFORMATION

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





38 Hannon Road, Kings Heath, Birmingham.

Total Area: approx 142.3 m² ... 1532 ft² (including outbuilding)

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.

