



HERITAGE ESTATE AGENCY



30 Grange Road, Kings Heath, Birmingham, B14 7RJ

£350,000

A Four Bedroom Mid Terrace Property





Grange Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, planted bed and steps rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, dado rail, original style tiled flooring and door to:

Entrance Hallway

Part coved ceiling, ceiling light point, wooden flooring, door to built-in under stair storage cupboard and further doors to:

Reception Room One 14'3" max x 9'6" max

Bay window to front aspect, stained glass window over looking stairs, coved ceiling, ceiling light point with ceiling rose, wooden flooring, radiator and feature recess to chimney breast with log burner set on hearth.

Reception Room Two 13'4" x 13'2" max

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, door to stairs rising to first floor accommodation, wooden flooring, feature fire place with tiled hearth and door to:

Kitchen 17'4" x 6'11"

Two windows to side aspect, stable style door to side aspect opening to rear garden, ceiling spot lights, tiled flooring, radiator 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 Range style cooker with extractor hood over, integrated dish washer, fridge and freezer and door to:

Ground Floor Bathroom 10' x 6'

Obscured window to side aspect, sky lantern, ceiling spot lights, extractor fan, built-in cupboard housing boiler, part tiled walls, tiled flooring, vertical style column radiator and a

bathroom suite comprising: P shaped bath with mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

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

Landing

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

Bedroom One 12'5" x 13' max

Two sash style windows to front aspect, ceiling light point, radiator and original style feature fire place with tiled hearth.

Bedroom Two 10'1" x 10'2" max

Sash style window to rear aspect, ceiling light point and radiator.

Bedroom Three 9'10" max x 7'1" max

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

Separate W.C.

Obscured sash style window to side aspect, ceiling light point, extractor fan, part panelled walls, wood effect flooring, heated towel rail, corner wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

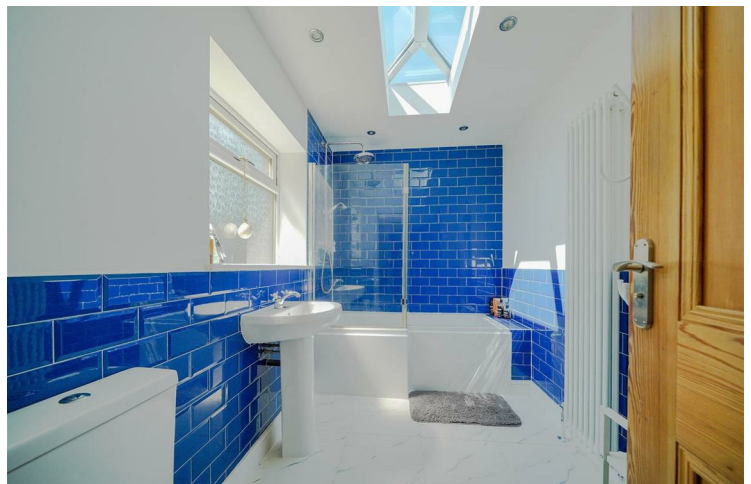
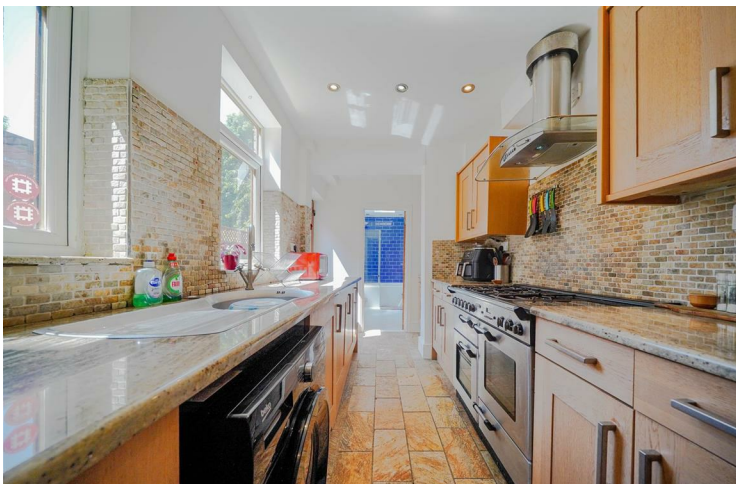
Second Floor Accommodation

Door from the first floor landing leads to stairs rising to:

Bedroom Four 23'1" max x 12'11" max

Window to rear aspect, two Velux windows, double doors with Juliette balcony to rear aspect, ceiling spot lights, fitted bookshelves, two radiators and access to eaves storage.

Outside





Rear Garden

Accessed reception room two or the kitchen and benefits from paved area leading to step up to paved patio with planted bed to side, step up to lawn area, shed 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 Grange Road.
3. Heritage Estate Agency advise potentially interested parties that the property overlooks Kings Heath Grange Day Nursery.

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

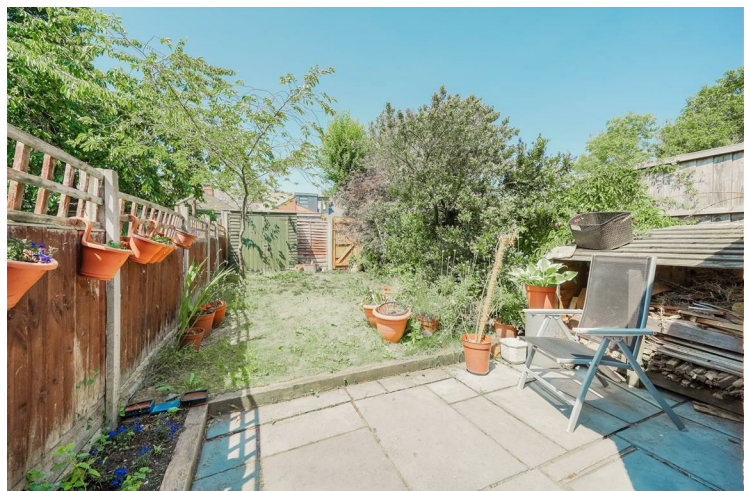
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

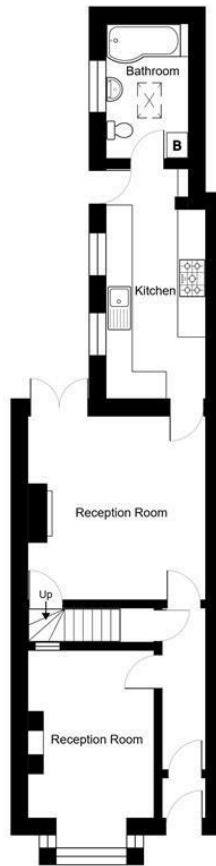
COUNCIL TAX BAND

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

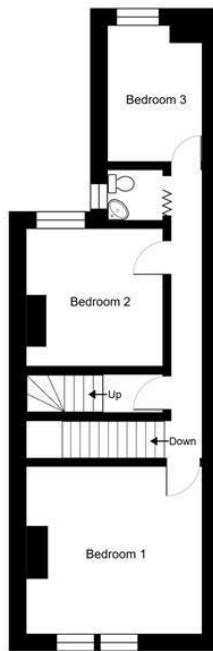




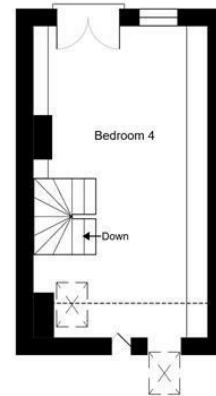
Ground Floor
Area: approx 55.8 m² ... 601 ft²



First Floor
Area: approx 46.3 m² ... 498 ft²



Second Floor
Area: approx 27.8 m² ... 299 ft²



30 Grange Road, Kings Heath, B14 7RJ.

Total Area: approx 129.8 m² ... 1398 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.

