



# HERITAGE ESTATE AGENCY



**204 Alcester Road South, Kings Heath, Birmingham, B14 6DE**  
**£450,000**

**A Four Bedroom Semi-Detached Property**







#### **Alcester Road South comprises in further detail;**

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

#### **Entrance Porch**

Windows to front and side aspects, tiled flooring and door with stained glass leaded panels leading to:

#### **Entrance Vestibule**

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

#### **Entrance Hallway**

Two ceiling light points, original style tiled flooring, stairs rising to first floor accommodation, wall mounted contemporary style radiator and doors to:

#### **Under Stair Storage Pantry**

Window to side aspect and tiled flooring.

#### **Reception Room One 15'8" into bay x 11'11" max**

Bay window to front aspect, ceiling light point, picture rail, radiator, wall mounted vertical column style radiator and feature fire surround with hearth.

#### **Reception Room Two 13'10" x 11'10" max**

French style doors with window over to rear aspect opening to rear garden, ceiling light point, picture rail, radiator and feature fire surround with coal effect gas fire set on hearth.

#### **Dining Kitchen 23' max x 10'4" max into bay**

Bay window to side aspect, two ceiling light points, further windows to side and rear aspects, door with window over to side aspect opening to rear garden, tiled flooring, concealed boiler, wall mounted vertical column style radiator 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 eye level double oven and five ring gas hob with extractor hood over, integrated dish washer and microwave, space for fridge/freezer and door to:

#### **Utility Room/W.C. 6'9" x 5'3"**

Window to side aspect, ceiling light point, wall mounted vertical column style radiator, a range of wall mounted storage cupboards, base unit with work surface over, inset Belfast sink with mixer tap over, plumbing for washing machine 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**

Obscured window to side aspect, two ceiling light points, stairs rising to second floor accommodation, wall mounted vertical column style radiator and doors to:

#### **Bedroom One 15'10" max x 15'10" max**

Bay window to front aspect, further sash style window to front aspect, two ceiling light points, picture rail and radiator.

#### **Bedroom Two 10'9" x 12'7" max**

Window to rear aspect, ceiling light point, picture rail, dado rail, radiator and built-in storage cupboard.

#### **Box Room 7'4" x 6'2"**

Obscured window to side aspect, ceiling light point, radiator and fitted shelving.

#### **Shower Room 10'5" max x 9'3" max**

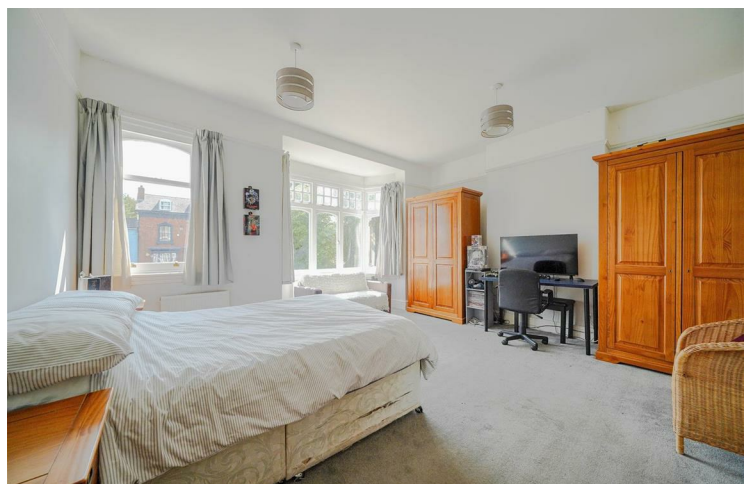
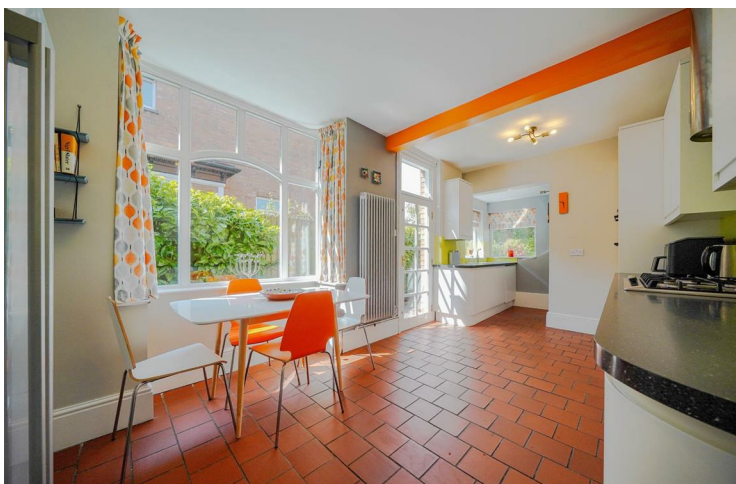
Window to rear aspect, ceiling light point, part tiled walls, tiled flooring, wall mounted vertical column style radiator and a fitted suite comprising: walk-in shower with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

#### **Second Floor Accommodation**

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

#### **Landing**

Ceiling light point, loft access, fitted shelving and doors to:



**Bedroom Three 11" x 15'8" max**

Dormer window to front aspect, ceiling light point and radiator. (With some restricted head height)

**Bedroom Four 10'4" max x 15'**

Dormer window to rear aspect, ceiling light point, radiator and feature fire surround. (With some restricted head height)

**Outside****Rear Garden**

Accessed via a gated shared side passageway, reception room two or the dining kitchen and benefits from blue brick pathway with planted bed to side leading to blue brick patio area, potting shed, lawn area, planted beds, blue brick pathway leading to shed and further blue bricked patio.

**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. Heritage Estate Agency advise potentially interested parties that the property overlooks a Public House.

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**

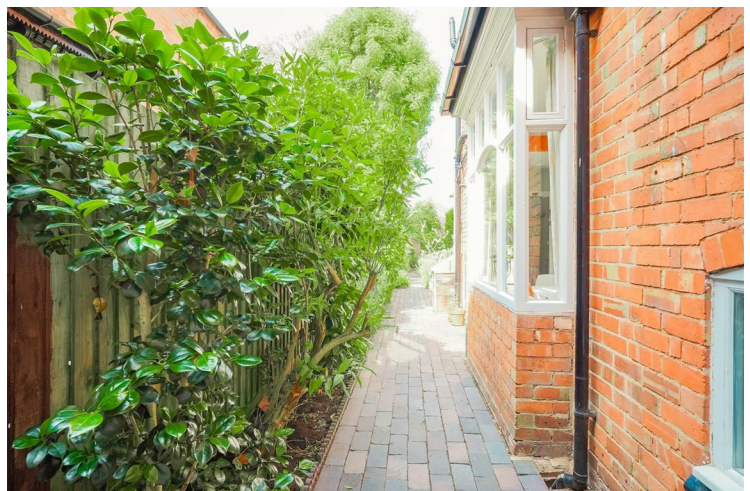
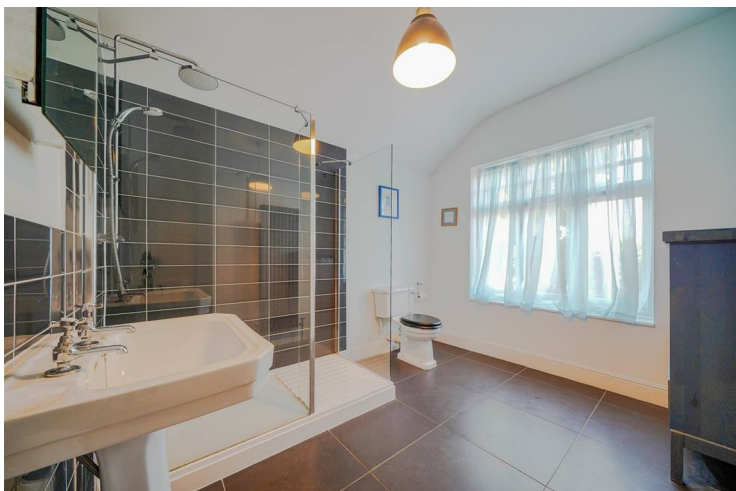
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

**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 D





204 Alcester Road South, Kings Heath, Birmingham.

Total Area: approx 171.6 m<sup>2</sup> ... 1847 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.

