



HERITAGE ESTATE AGENCY



25 Woodville Road, Kings Heath, Birmingham, B14 7AH

£375,000

A Three Bedroom Mid Terrace Property





Woodville Road comprises in further detail:

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

Entrance Vestibule

Ceiling light point, wall mounted electric meter, original style tiled flooring and door with window over opening to:

Entrance Hallway

Coved ceiling, ceiling light point, picture rail, wooden flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14'1" max x 10' max

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, wood flooring, built-in cupboard housing gas meter, radiator and feature fire surround.

Reception Room Two 12'11" x 10'3" max

Door with window over to rear aspect opening to rear garden, ceiling light point, picture rail, wood flooring, radiator, feature fire surround with tiled hearth and opening to:

Breakfast Kitchen 18'5" x 8'2"

Sash style window to side aspect, further window to side aspect, French style doors to rear aspect opening to rear garden, ceiling spot lights, original style built-in cupboard, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated oven with four ring induction hob and

extractor hood over, integrated dish washer, space for fridge/freezer, plumbing for washing machine and door to:

Under Stair Storage Pantry

Ceiling light point and shelving.

First Floor Accommodation

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

Split Level Landing

Ceiling light point, built-in storage cupboard, radiator and doors to:

Bedroom One 11'11" x 13'6" max

Three sash style window to front aspect, ceiling light point, radiator, feature fire place with tiled surrounds and hearth.

Bedroom Two 13' x 7'9" max

Sash style window to rear aspect, ceiling light point, radiator, feature fire place and hearth.

Bedroom Three 11'2" x 8'3" max

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

Shower Room 7'1" x 4'11"

Sash style window to side aspect, ceiling spot lights, extractor fan, part tiled walls, wood effect flooring, heated towel rail and a suite comprising: shower cubicle with mixer shower over, wash hand basin encased in vanity unit and low level flush w.c.

Outside





Rear Garden

Accessed via reception room two or the breakfast kitchen and benefits from blue brick pathway leading to patio area, lawn area with planted beds to sides, pathway leading to rear with shed and gated rear access.

Agent Note:

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

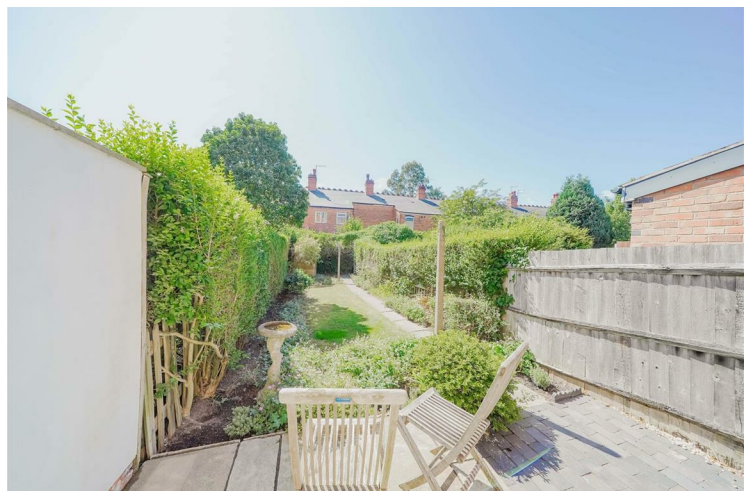
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

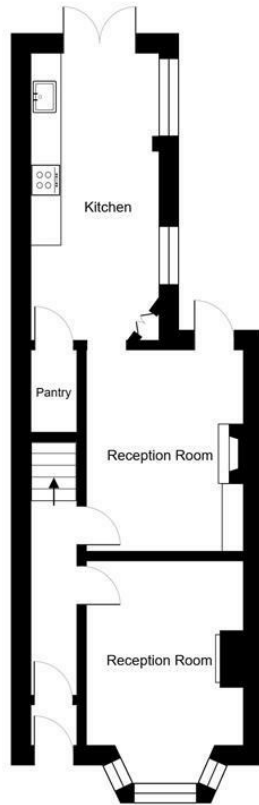
COUNCIL TAX BAND

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





Ground Floor
Area: approx 48.2 m² ... 519 ft²



First Floor
Area: approx 47.0 m² ... 506 ft²



25 Woodville Road, Kings Heath, B14 7AH.

Total Area: approx 95.2 m² ... 1025 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.

