



# HERITAGE ESTATE AGENCY



**11 Marldon Road, Kings Heath, Birmingham, B14 6BJ**

**£400,000**

**A Four Bedroom Semi Detached Property**





### **Marldon Road comprises in further detail:**

The property is set back from the road and approached via fore garden with paved driveway leading to gated side access and step up to:

#### **Open Canopy Porch**

Main entrance door opening to:

#### **Entrance Hallway**

Obscured window to side aspect, two ceiling light points, stairs rising to first floor accommodation, radiator and doors to:

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

Ceiling light point and electric meter.

#### **Reception Room One 14'4" max x 11'9" max**

Half bay window to front aspect, coved ceiling, ceiling light point, wall mounted light point and radiator.

#### **Reception Room Two 11'11" max x 10'7" into recess excl door recess**

Windows with door to rear aspect opening to rear garden, ceiling light point and radiator.

#### **Kitchen 15'1" x 6'10" max**

Windows to rear and side aspects, door to side aspect opening to rear garden, ceiling spot lights, 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 oven and four ring induction hob with extractor hood over, plumbing for washing machine, space for tumble dryer, integrated dish washer, freezer and fridge/freezer.

#### **First Floor Accommodation**

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

#### **Landing**

Window to side aspect, ceiling light point, stairs rising to first floor accommodation and doors to:

#### **Bedroom One 14'3" max x 9'1" excl recess**

Half bay window to front aspect, ceiling light point, radiator, built-in wardrobe with folding door and a range of fitted bedroom furniture.

#### **Bedroom Two 12'2" max x 10'6" max**

Window to rear aspect, ceiling light point and radiator.

#### **Bedroom Four/Study 5'6" x 8'8"**

Window to front aspect, ceiling light point and radiator.

#### **Family Bathroom 8'10" max x 6'11" max**

Obscured window to rear aspect, ceiling light point, extractor fan, tiled walls, airing cupboard housing boiler, electric shaver socket, heated towel rail and a bathroom suite comprising: shower cubicle with chrome mixer shower over, panelled bath with mixer tap over, wash hand basin with mixer tap over encased in vanity unit over 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 light point and doors to

#### **Bedroom Three 12'4" max x 9'9" excl recess**

Window to side aspect, Velux window, ceiling spot light, loft access, radiator, access to eaves storage. (With some restricted head height)

#### **Shower Room 6'2" x 4'9"**

Ceiling spot lights, loft access, extractor fan, part tiled walls, heated towel rail and a suite comprising: corner shower cubicle with electric shower over, pedestal wash hand basin and low level flush w.c. (With some restricted head height)





## Outside

### Rear Garden

Accessed via a gated side access, reception room two or the kitchen and benefits from paved pathway to patio area, step up to lawn area with planted beds to sides, paved area with double gates to rear access and double doors to:

### Garden Store 12' x 12'

Electric and light points.

### Agent Notes:

1. We have not been able to verify whether historic works to the ground floor required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.
2. We are advised by the vendors of the property that they have a right of way over the shared driveway to the rear of the garden which leads off Marldon 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.

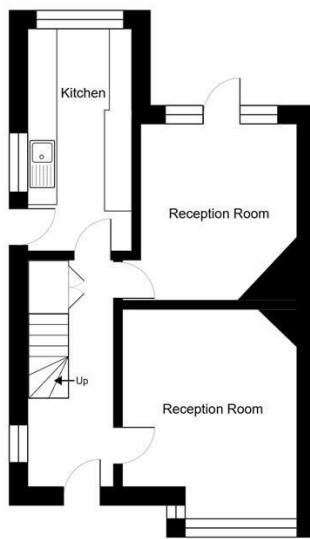
### COUNCIL TAX BAND

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

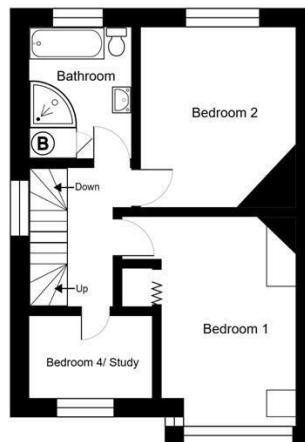




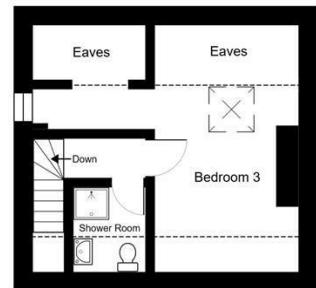
**Ground Floor**  
Area: approx 47.5 m<sup>2</sup> ... 511 ft<sup>2</sup>



**First Floor**  
Area: approx 43.8 m<sup>2</sup> ... 471 ft<sup>2</sup>



**Second Floor**  
Area: approx 20.8 m<sup>2</sup> ... 224 ft<sup>2</sup>



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Total Area: approx 112.0 m<sup>2</sup> ... 1206 ft<sup>2</sup> (excluding garden store, eaves)

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

**VIEWING** By appointment through 'Heritage'

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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.

