

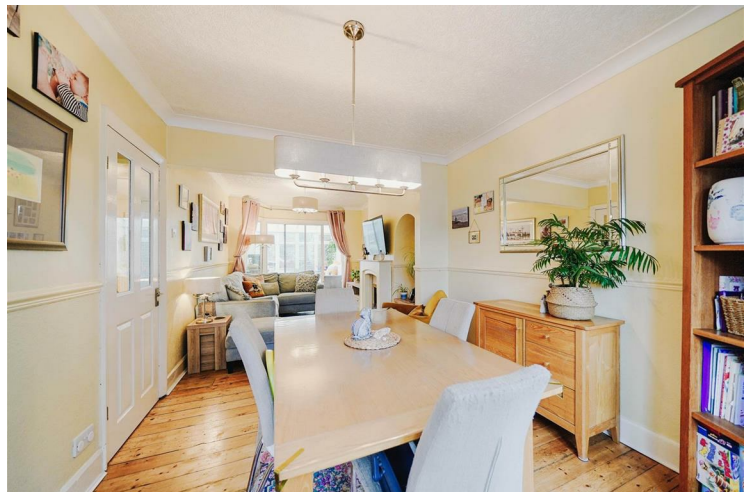


HERITAGE ESTATE AGENCY



117 Marsham Road, Kings Heath, Birmingham, B14 5HF
£240,000

A Three Bedroom Semi-Detached Property



**Marsham Road comprises in further detail:**

The property is set back from the road and approached via driveway leading to door opening to utility room and step up to main entrance door opening to:

Entrance Porch

Windows to front and side aspects, tiled flooring and door to:

Entrance Hallway

Obscured window to front aspect, ceiling light point, wooden flooring, stairs rising to first floor accommodation, radiator, opening to kitchen and door to:

Through Lounge/Dining Room 25'3" max x 9'9"

Bay window to front aspect, coved ceiling, two ceiling light points, wooden flooring, dado rail, radiator, feature fire surround with inset coal effect gas fire set on hearth and sliding door to:

Conservatory 9'7" x 9'1"

Window to rear aspect, door to side aspect opening to rear garden, electric points and wall mounted electric heater.

Kitchen 14'5" x 5'1"

Window to rear aspect, two ceiling light points, built-in cupboard with shelving above, part panelled walls, part tiled walls, 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, space for cooker with extractor hood over, integrated slim line dishwasher and bi-folding door to:

Utility Room 16'8" max x 5'2" max

Window to rear aspect, doors to front and rear aspects,

ceiling light point, tiled flooring, wall mounted boiler, work surface with plumbing for washing machine beneath, space for fridge/freezer and tumble dryer,

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 12' max x 9'10" max

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

Bedroom Two 13'1" x 9'10" max

Half bay window to rear aspect, ceiling light point and radiator.

Bedroom Three 6'6" x 5'4"

Oriel window to front aspect, ceiling light point, picture rail and wall mounted electric heater.

Bathroom 6'7" x 5'2"

Obscured window to rear aspect, ceiling light point, tiled walls and flooring, heated towel rail and a bathroom suite comprising: P shaped bath with mixer tap, shower attachment and electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside**Rear Garden**

Accessed via the conservatory or the utility room and benefits from paved pathway leading to steps rising to artificial lawn, planted beds, gravel beds, further steps up to patio area and steps up to pedestrian door to:





Detached Rear Garage 15'8" x 8'4"

Up and over door to front aspect, ceiling strip light and electric points.

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 vendors of the property that there is a shared driveway to the rear leading from Camford Grove.

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

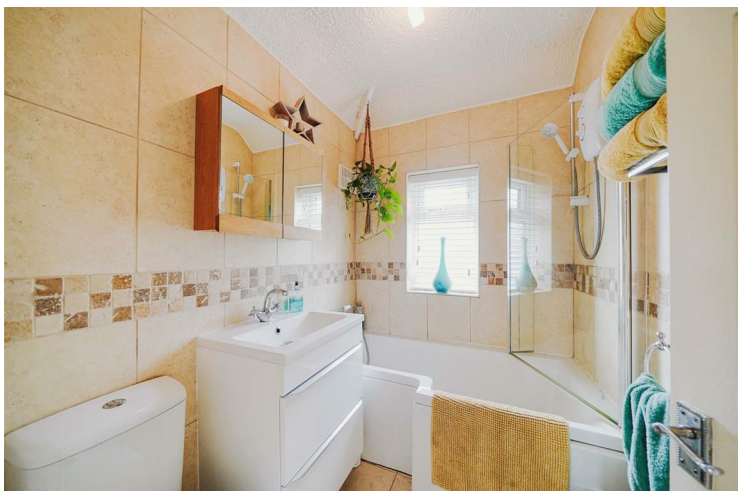
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

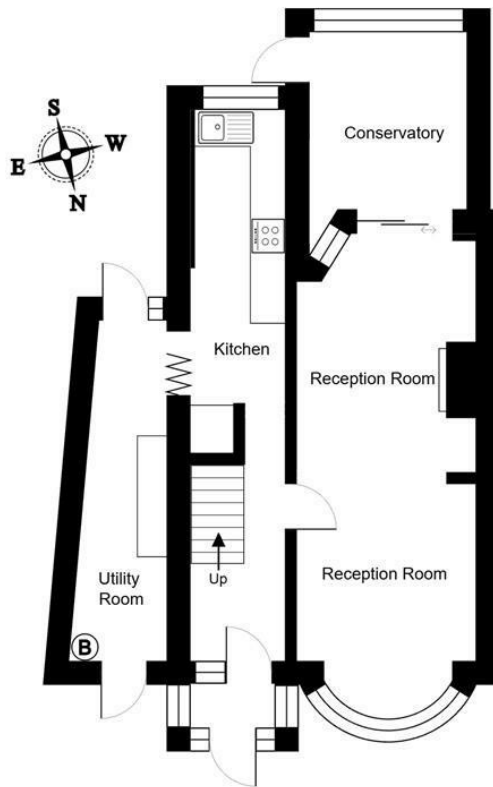
COUNCIL TAX BAND

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

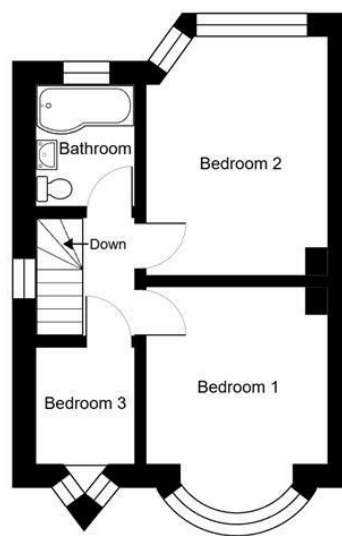




Ground Floor
Area: approx 59.6 m² ... 642 ft²



First Floor
Area: approx 34.0 m² ... 366 ft²



117 Marsham Road, Kings Heath, B14 5HE.

Total Area: approx 93.6 m² ... 1008 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.

