



HERITAGE ESTATE AGENCY



22 Sir Johns Road, Selly Park, Birmingham, B29 7ER

£400,000

A Three Bedroom Mid Terrace Property with Loft Room





Sir Johns Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, blue slate chipped area and shared blue brick pathway leading to:

Open Canopy Porch

Light point and main entrance door opening to:

Entrance Vestibule

Wall mounted electric meter, tiled flooring and door with window over opening to:

Entrance Hallway

Coved ceiling, ceiling light point, wooden flooring, stairs rising to first floor accommodation, column style radiator and door/opening to:

Reception Area One 14'7" max x 10'4" max

Bay window to front aspect with stained glass panels and shutters, coved ceiling, ceiling light point, wooden flooring, column style radiator, feature fire surround with cast iron effect log burner set on hearth and opening to:

Reception Area Two 13'4" x 10'10" max

French style doors with windows over to rear aspect opening to rear garden, ceiling light point, picture rail, wooden flooring, column style radiator, feature fire surround with cast iron effect log burner stove set on hearth and opening to:

Breakfast Kitchen 19'3" x 8'4" excl bay

Bay window to side aspect, further window to side aspect, ceiling spot lights, column style radiator, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled walls, inset one and a half bowl sink and drainer unit with mixer tap over, Range style cooker with extractor hood over, plumbing for dish washer, space for wine chiller and doors to:

Under Stair Storage Pantry

Wall mounted light point, shelving and tiled flooring.

Utility Room 7'5" x 5'7"

Window to side aspect, French style doors to rear aspect opening to rear garden, ceiling light point, tiled flooring, base unit with work surface over, plumbing for washing machine, space for tumble dryer and fridge/freezer, wall mounted boiler and sliding door to:

Ground Floor W.C.

Obscured window to rear aspect, coved ceiling, ceiling spot lights, wall mounted electric heater, tiled flooring, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

First Floor Accommodation

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

Landing

Five wall mounted light points, wood effect flooring, paddle style stairs to loft room, column style radiator and doors to:

Bedroom One 12'5" x 13'11" max into wardrobes

Three sash style windows to front aspect with shutters, ceiling light point, picture rail, wood effect flooring, column style radiator, original style feature fire place and a range of built-in wardrobes.

Bedroom Two 13'6" x 8' max

Window to rear aspect with shutters, ceiling light point, wood effect flooring, column style radiator and original style feature fire place.

Bedroom Three 10'6" x 8'7" max

Ceiling light point, column style radiator, fitted corner desk, fitted shelving and door to:

Balcony/Terrace

Wood effect flooring and metal railings.

Shower Room 8'2" x 4'11"

Obscured window to side aspect, ceiling spot lights, tiled walls, column style radiator with towel rail and a suite comprising: walk-in shower with wall mounted chrome mixer shower over, pedestal wash hand basin and high level flush w.c.

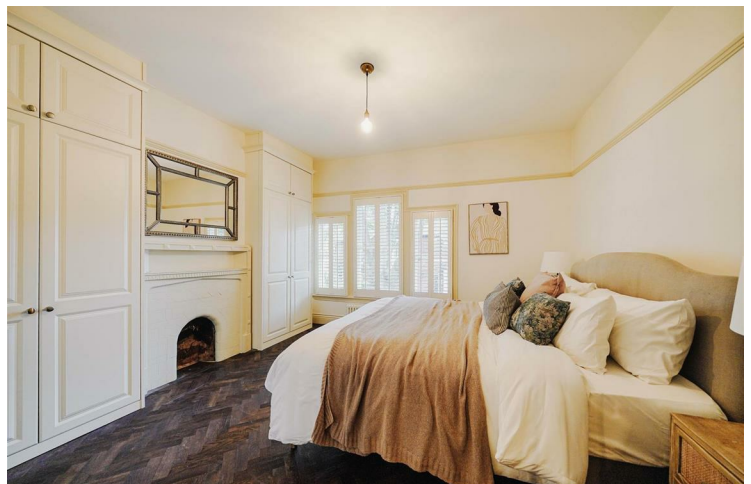
Loft Room 15'2" x 10'4" excl recess

Velux window, ceiling light point, wood flooring, column style radiator and access to eaves storage. (With some restricted head height)

Outside

Rear Garden

Accessed via reception area two or the utility and benefits from blue brick pathway leading to step up to decked seating area, blue slate chipped area, bike store, shed and gated rear access.





Agent Notes:

1. We have been unable to verify that the works to the loft have building regulations.
2. 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.
3. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Sir Johns Road.
4. We understand from the vendors that the property is located within the Selly Park Avenue Conservation Area.
5. The vendor informs us that Sir Johns Road is in a parking permit area.
6. Heritage Estate Agency feel it prudent to advise potentially interested parties that Sir Johns Road backs on to the River Rea Trail.
7. We have been advised by the vendor the property was affected by flooding in 2018. The Environment Agency completed a flood alleviation scheme in 2019 to reduce flood risk in the area. For more information please contact the office.

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 vendor(s) 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

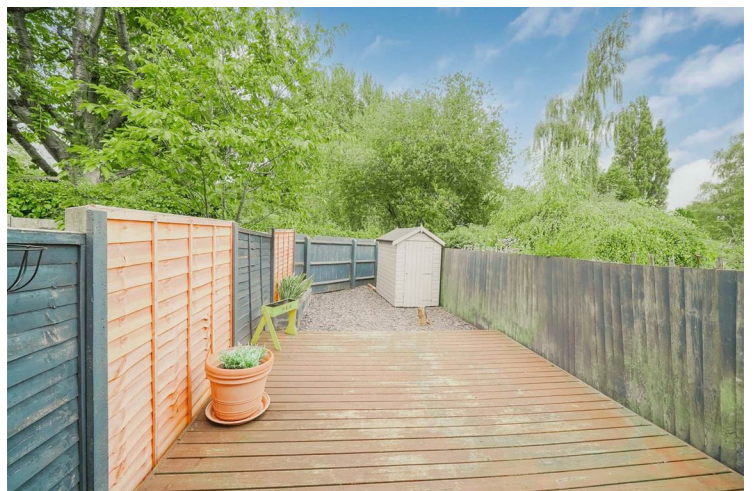
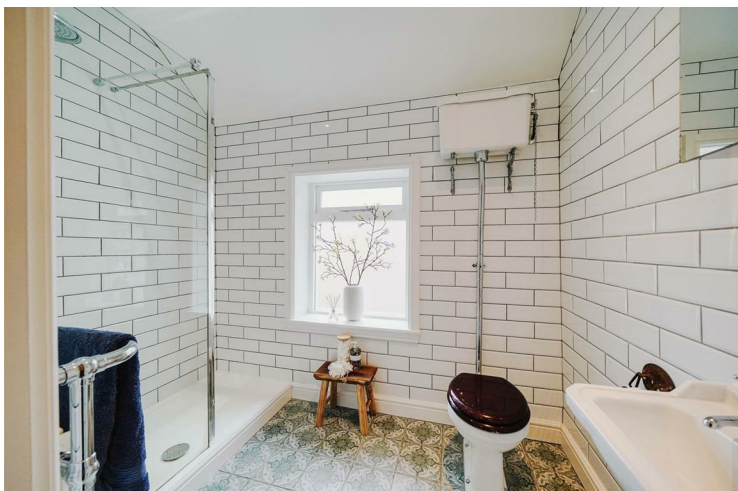
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





22 Sir Johns Road, Selly Park, Birmingham.

Total Area: approx 109.3 m² ... 1176 ft² (excluding loft room)

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.

