



HERITAGE ESTATE AGENCY



17 Chamberlain Road, Kings Heath, Birmingham, B13 0QP

£400,000

A Two Bedroom Bungalow



**Chamberlain Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, lawn areas, planted beds, driveway leading to gate to lean to and French style doors opening to:

Entrance Porch

Windows to front and side aspects, wall mounted light point, tiled flooring and door opening to:

Reception Hallway

Two windows to front aspect, coved ceiling, ceiling light point, loft access with pull down ladder, wooden flooring, two radiators and doors to:

Built-In Cupboard

With shelving.

Lounge 14'4" max x 12'11"

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, radiator and feature fire place with inset coal effect gas fire set on hearth.

Dining Kitchen 12' max x 22'3" max

Window to rear aspect, obscured window to side aspect, patio doors to rear aspect opening to rear garden, two ceiling strip lights, wall mounted light point, radiator, feature fire surround with gas fire set on hearth and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset sink and drainer unit with mixer tap over, space for cooker and door to:

Utility Room 6'5" x 10'8"

Windows to rear and side aspects, door to rear aspect opening to rear garden, ceiling light point, base units with work surface over, plumbing for washing machine,

space for fridge and freezer, wall mounted boiler and door to:

Lean To

Door to front aspect.

Bedroom One 14'10" into wardrobes x 14'9"

Window to rear aspect, ceiling light point, radiator, two fitted wardrobes with double doors, built-in storage cupboard with double doors and shelving.

Bedroom Two/Dining Room 12'10" x 9'11"

Window to front aspect, coved ceiling, ceiling light point, radiator and built-in wardrobe with double doors.

Shower Room 7'7" max x 6'6" max

Obscured window to side aspect, ceiling light point, tiled walls, wood effect flooring, radiator and a suite comprising: shower cubicle with wall mounted electric shower over, pedestal wash hand basin and low level flush w.c.

Outside**Rear Garden**

Accessed via the dining kitchen or utility room and benefits from paved patio area, lawn area, pathway with steps down to further lawn area, various planted beds and shed.

Garage 17'5" x 8'

Double doors to front aspect, two ceiling light points, base unit with work surface over, wall mounted gas and electric meters.

Agent Notes:

1. We would advise interested parties that the sellers of the property will be acting as Executors and that Probate





has been granted.

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 Executors of Chamberlain Road that the rear garden backs on to Kings Heath Secondary School.

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.

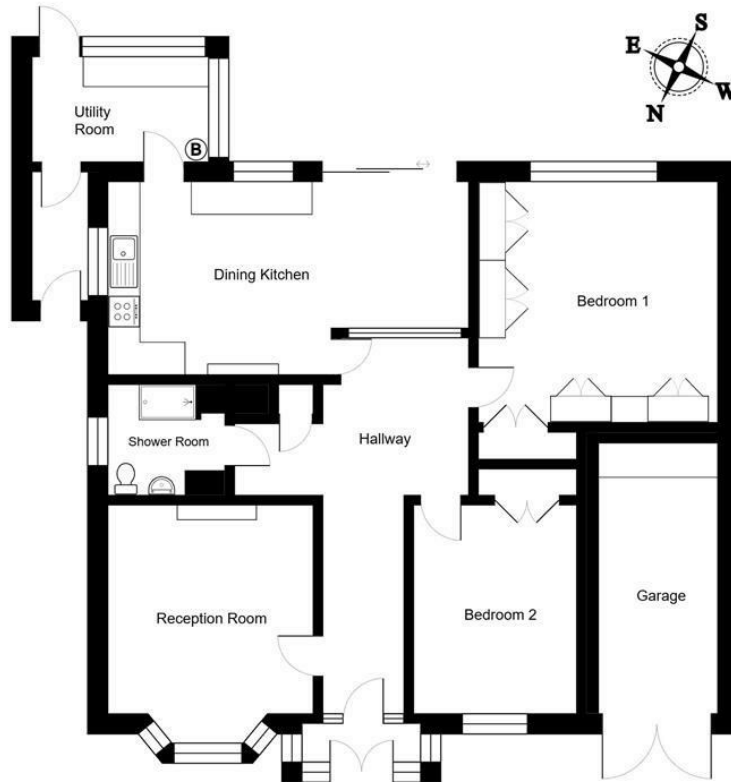
COUNCIL TAX BAND

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





Ground Floor
Area: approx 129.1 m² ... 1390 ft²



17 Chamberlain Road, Kings Heath, B13 0QP.

Total Area: approx 129.1 m² ... 1390 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.

