



HERITAGE ESTATE AGENCY



114 Institute Road, Kings Heath, Birmingham, B14 7EU

£325,000

A Three Bedroom Mid Terrace Property





Institute Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall and hedgerow to front and pathway with steps rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, dado rail, wall mounted electric meter, door with stained glass inset and window over opening to:

Entrance Hallway

Coved ceiling, ceiling light point, dado rail, tiled flooring, stairs rising to first floor accommodation and doors to:

Reception Room One 13'9" max x 10'1" max

Bay window to front aspect, ceiling light point with ceiling rose, built-in cupboards and book shelves, radiator, wooden flooring, feature fire place with tiled surrounds and hearth.

Reception Area Two 11'2" x 13'7" max

Window to rear aspect, ceiling light point, door to under stair storage pantry, wood effect flooring, radiator, feature fire place with tiled surrounds and hearth and opening to:

Breakfast Kitchen 22'1" x 6'9"

Window to side aspect, sliding doors to rear and side aspects opening to rear garden, door to side aspect opening to rear garden, three ceiling light points, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit, integrated oven with four ring gas hob and

extractor hood over, space for fridge/freezer, plumbing for washing machine and concealed boiler.

First Floor Accommodation

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

Landing

Ceiling light point, stairs rising to second floor accommodation and doors to:

Bedroom One 11'2" x 15'4" max

Two windows to front aspect, ceiling light point, wooden flooring, radiator, original style feature fire surround and two built-in double wardrobes.

Bedroom Two 9' x 9' max

Window to rear aspect, ceiling light point, wood effect flooring, radiator, original style fire surround and built-in double wardrobe.

Bathroom 9'2" x 6'1"

Window to rear aspect, ceiling light point, wood effect flooring, wall mounted column style radiator with towel rail and a bathroom suite comprising: free standing roll top bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

Velux window and door to:





Bedroom Three 9'1" excl window recess x 15'4"

max

Dormer window to front aspect, ceiling light point, radiator, original style feature fire place and built-in over stair storage cupboard. With some restricted head height.

Outside

Rear Garden

Accessed via a gated shared side passageway or the breakfast kitchen and benefits from paved pathway leading to paved patio, lawn area, shed, mature shrubs and trees.

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.

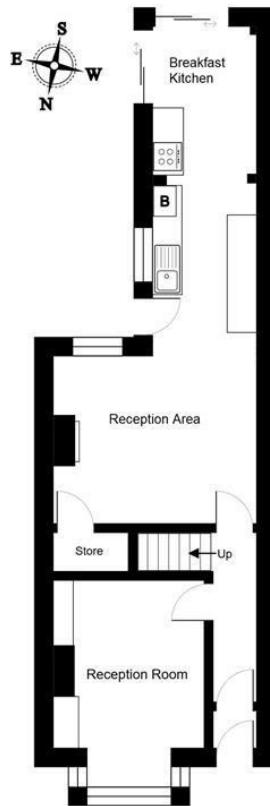
COUNCIL TAX BAND

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

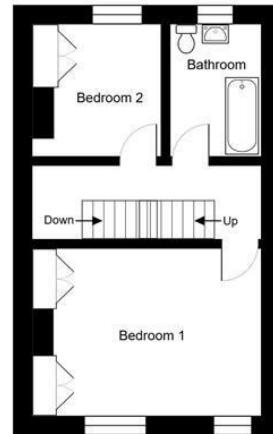




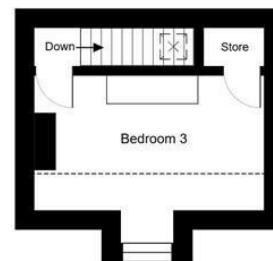
Ground Floor
Area: approx 49.2 m² ... 530 ft²



First Floor
Area: approx 37.8 m² ... 407 ft²



Second Floor
Area: approx 18.4 m² ... 198 ft²



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Total Area: approx 105.4 m² ... 1135 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.

