



HERITAGE ESTATE AGENCY



**15 Queens Avenue Off Heathfield Road, Kings Heath,
Birmingham, B14 7BU**

A Three Bedroom Mid Terrace Property





Queens Avenue comprises in further detail:

The property is set back from the road and approached via public pathway leading to fore garden with slate chipped area, various shrubs and shared pathway leading to main entrance door with window over opening to:

Reception Area One 13'2" max x 12'4" max

Bay window to front aspect, ceiling light point, wooden floorboards, radiator, feature tiled fire surround with tiled hearth and opening with step up to:

Reception Area Two 15'5" max x 12'4" max

Sash style window to rear aspect, ceiling light point, under stair storage area with ceiling spot lights, door to stairs rising to first floor accommodation, wooden floorboards, radiator and door to:

Kitchen 8'1" x 6'7"

Window to side aspect, door to side aspect opening to rear court yard, ceiling light point, slate flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and extractor hood over, plumbing for washing machine, radiator and opening to:

Rear Lobby

Space for fridge/freezer, concealed boiler and door to:

Ground Floor Bathroom

Obscured window to side aspect, ceiling spot lights, tiled walls, slate flooring, radiator and a bathroom suite comprising: panelled bath with shower over, shower screen, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation

Door from reception area two leads to stairs rising to first floor accommodation leading onto:

Landing

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

Bedroom Two 11'2" x 12'5" max

Window to front aspect, ceiling light point, radiator and feature brick chimney breast with original style feature fire place set on tiled hearth.

Bedroom Three 9'3" x 12'5" max

Sash style window to rear aspect, ceiling light point and radiator.

Second Floor Accommodation

Door from first floor landing leads to stairs rising to first floor accommodation leading to:

Bedroom One 13' x 11'9" max

Two Velux windows, ceiling light point, radiator, access to eaves storage and door to: (with some restricted head height)

Separate W.C.

Ceiling light point, extractor fan, part tiled walls, tiled flooring, heated towel rail, wash hand basin encased in vanity unit with mixer tap over and low level flush w.c.

Outside

Rear Court Yard

Accessed via the kitchen and benefits from blue brick area leading to gated rear access.





Agent Notes:

1. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Heathfield Road.
2. We are advised by the Vendor that the rear court yard backs onto commercial premises.
3. 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.

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

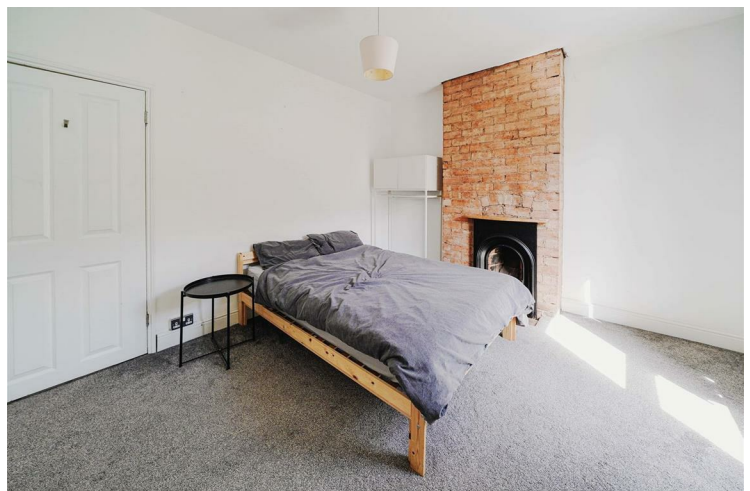
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





Total area: approx. 98.4 sq. metres (1058.9 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

15 Queens Avenue

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.

