



HERITAGE ESTATE AGENCY



Myrtle Cottage, 88 Institute Road, Kings Heath, B14 7EY
£325,000

A Three Bedroom End 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 to front, paved area and pathway leading to step up to main entrance door with window over opening to:

Entrance Hallway

Coved ceiling, ceiling light point, wall mounted coat hooks, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 12'9" max x 10'2" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, built-in cupboard housing electric meter, wooden floor boards, radiator and feature fire place with tiled surrounds and hearth.

Reception Room Two 11'11" x 13'10" max

Window to rear aspect, coved ceiling, ceiling light point, two wall mounted light points, wood effect flooring, radiator, timber panelled surrounds with feature fire place with tiled hearth and doors to:

Under Stair Storage Pantry

Window to side aspect, fitted shelving and gas meter.

Kitchen 12'3" x 6'11"

Window to side aspect, coved ceiling, ceiling spot lights, wall mounted boiler, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, cooker, under counter fridge and freezer, plumbing for washing machine and door to:

Rear Lobby

Door to side aspect opening to rear garden, ceiling light

point, built-in storage cupboard with shelving, wood effect flooring and door to:

Ground Floor Bathroom 5'7" x 6'3"

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

First Floor Accommodation

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

Landing

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

Bedroom One 11'3" x 13'10" max

Window to front aspect, ceiling light point, radiator and built-in over stair storage cupboard/walk-in wardrobe.

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

Window to rear aspect, coved ceiling, ceiling light point and radiator.

Second Floor Accommodation

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

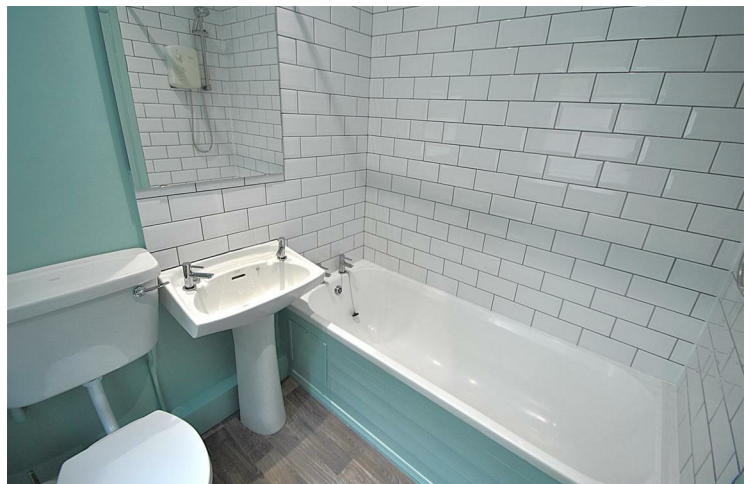
Bedroom Three 15' max x 13'5" max

Dormer window to front aspect, wall mounted light point and radiator. (With some restricted head height)

Outside

Rear Garden

Accessed via a gated side access or the rear lobby and





benefits from paved pathway leading to paved patio area, lawn area, planted beds and raised vegetable beds.

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. Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby.

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

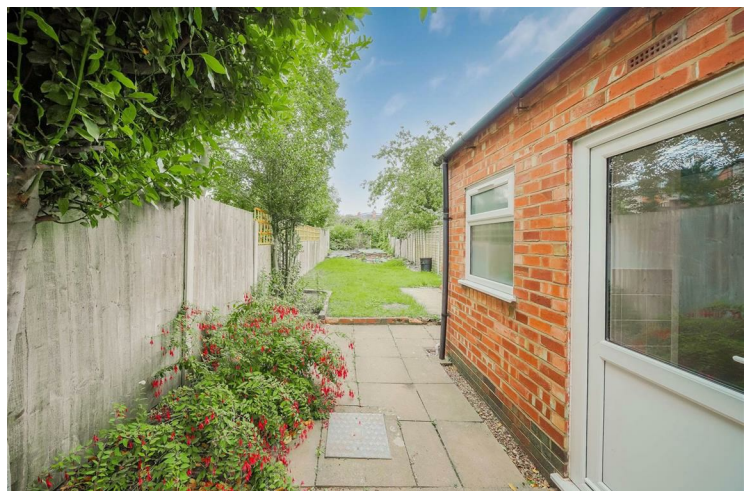
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

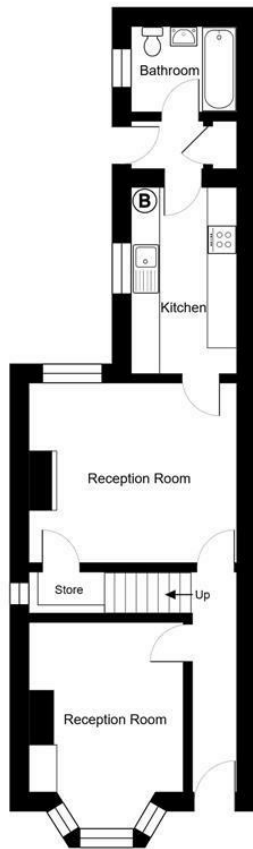
COUNCIL TAX BAND

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

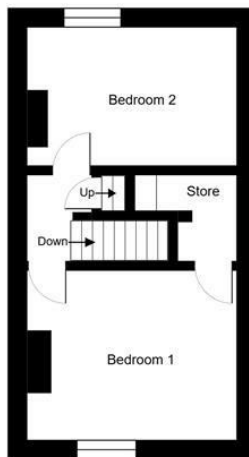




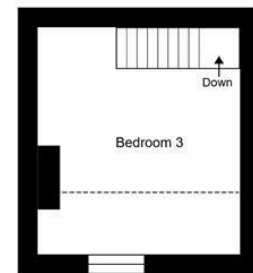
Ground Floor
Area: approx 51.1 m² ... 550 ft²



First Floor
Area: approx 35.3 m² ... 380 ft²



Second Floor
Area: approx 18.8 m² ... 203 ft²



88 Institute Road, Kings Heath, Birmingham, B14 7EY.

Total Area: approx 105.3 m² ... 1133 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.

