



HERITAGE ESTATE AGENCY



19 Featherstone Road, Kings Heath, Birmingham, B14 6BA

£675,000

A Five Bedroom Semi Detached Property





Featherstone Road comprises in further detail:

The property is set back from the road and approached via block paved driveway leading to step up to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, wall mounted electric meter and door with window over opening to:

Entrance Hallway

Part coved ceiling, two ceiling light points, stairs rising to first floor accommodation, polished concrete flooring, column style radiator and doors to:

Under Stair Storage Pantry

Wall mounted light point and steps to cellar.

Cellar 12'11" x 11'5"

Reception Room One 16'3" max x 13'2" max

Bay window with shutters to front aspect, coved ceiling, ceiling light point with ceiling rose, wood flooring, column style radiator and feature fire surround with multi fuel burner set on hearth.

Reception Room Two 12'10" x 10'11" max

Window with shutters to rear aspect, coved ceiling, ceiling light point with ceiling rose, wood flooring, column style radiator and feature fire place with hearth

Inner Lobby

Ceiling spot lights, polished concrete flooring and sliding doors to:

Utility/W.C. 5'1" x 5'2"

Obscured window to side aspect, polished concrete flooring, ceiling spot lights, extractor fan, wall mounted boiler, heated towel rail, fitted base unit with work surface over, inset sink with mixer tap over, plumbing for washing machine, space for tumble dryer and low level flush w.c.

Dining Kitchen 20' max x 10'11" max

Windows to side aspect, bi-folding doors to rear aspect opening

to rear garden, polished concrete flooring, ceiling spot lights, two ceiling light points, part tiled walls, column style radiator, further vertical column style radiator 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, integrated eye level double oven and four ring gas hob, integrated fridge/freezer and dish washer.

First Floor Accommodation

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

Split Level Landing

Ceiling light point, door to stairs rising to second floor accommodation with under stair storage cupboard and further doors to:

Bedroom One 14'5" x 10'11" into wardrobes

Sash style window to front aspect, ceiling light point, wood flooring, radiator, original style feature fire place and built-in wardrobes.

Bedroom Two 13' x 11' max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 10'8" x 5'10"

Sash style window to front aspect, ceiling light point, wood flooring and radiator.

Bedroom Four 11'6" max x 5'10" max

Window to rear aspect, ceiling light point, wood effect flooring and radiator.

Family Bathroom 10'9" x 5'3"

Window to side aspect, ceiling light point, built-in storage cupboard, part tiled walls, tiled flooring, column style radiator with towel rail and a fitted bathroom suite comprising: roll top bath, shower cubicle with wall mounted chrome mixer shower over, wall mounted wash hand basin and low level flush w.c.

Second Floor Accommodation

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



**Bedroom Five 15' max x 16'11" max**

Two Velux windows, three ceiling light points, column style radiator, access to eaves storage spaces and door to: (with some restricted head height)

En-Suite Shower Room 8'7" x 3'10"

Window to side aspect, ceiling light point, part tiled walls, wood flooring, column style radiator and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside**Rear Garden**

Accessed via a gated shared side passageway or the dining kitchen and benefits from paved patio area, stepping stone pathway with shaped planted beds to sides leading to circular paved area with central bed, gravel area with circular stepping stones and double doors opening to:

L Shaped Garden Office 10'4" x 15'11"

Three windows, five wall mounted light points, electric points, wood flooring and multi fuel burner.

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

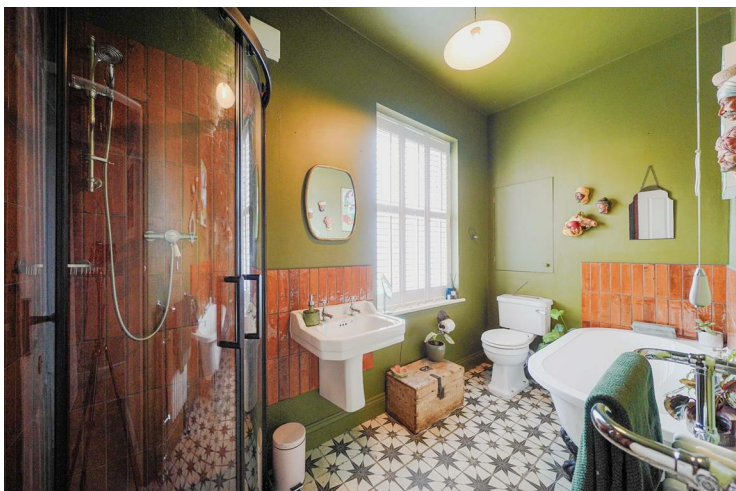
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





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.

