



HERITAGE ESTATE AGENCY



46 Jutland Road, Billesley, Birmingham, B13 0TY

£235,000

A Three Bedroom End Terrace Property





Jutland Road comprises in further detail:

The property is set back from the road and approached via paved driveway with gated side access and lawned fore garden with picket fencing to front, central planted bed and pathway leading to main entrance door opening to:

Enclosed Porch

Obscured window to front aspect, ceiling light point and door to:

Entrance Lobby

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

Lounge 16' into bay x 13'4" max

Bay window to front aspect, coved ceiling, ceiling light point, wooden flooring, built-in storage cupboard, radiator, feature fire surround with coal effect gas fire set on hearth, opening to kitchen and door to:

Under Stair Storage Cupboard

Ceiling light point.

Kitchen 9'3" x 10'6"

Window to rear aspect, door to rear aspect opening to rear garden, ceiling light point and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with gas hob and extractor hood over, integrated undercounter fridge and freezer, plumbing for washing machine, wall mounted boiler and door to:

Ground Floor Bathroom 9'3" x 5'7"

Obscured window to rear aspect, ceiling spot lights, extractor fan, electric shaver socket, part tiled walls, part panelled walls to half height, radiator and a bathroom suite comprising: panelled bath with mixer shower over, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation

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

Landing

Ceiling light point, loft access and doors to:

Bedroom One 10'8" max x 16'11" max

Two windows to front aspect, ceiling light point, radiator and built-in over stair storage cupboard.

Bedroom Two 13' x 9' max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 9'6" x 7'6"

Window to rear aspect, ceiling light point and radiator.

Outside

Rear Garden

Accessed via gated side access or the kitchen and benefits from paved patio area, shed, steps up to lawn area with pathway to side and planted beds.

Agent Notes:

1. We understand from the vendor that works have commenced on a Development of 29 new homes to





the rear of the property. The site is located at the old Police Station off Yardley Wood Road.

Heritage Estate Agency Limited would stress that the above is based on information provided by the seller. The Agent can not verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters affecting the property and would advise any potential buyer obtain verification from their solicitor.

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.

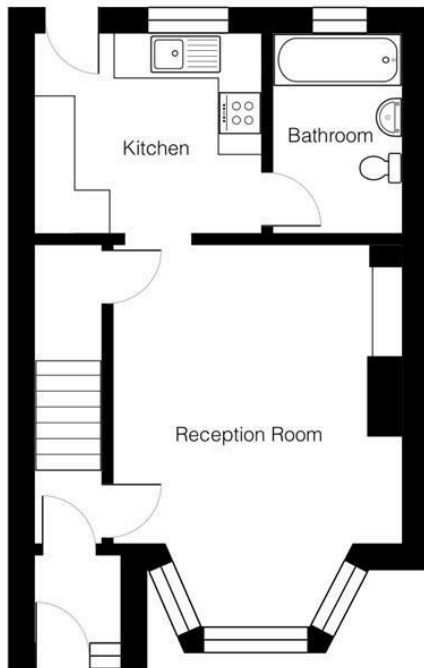
COUNCIL TAX BAND

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

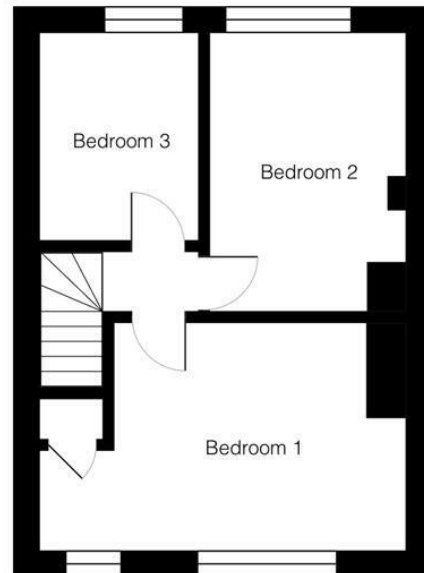




Ground Floor
Area: approx 41.6 m² ... 447 ft²



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



46 Jutland Road, Billesley, Birmingham.

Total Area: approx 79.4 m² ... 855 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

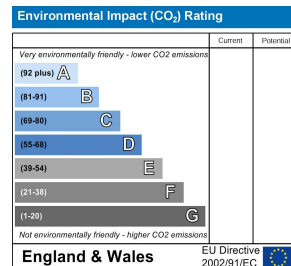
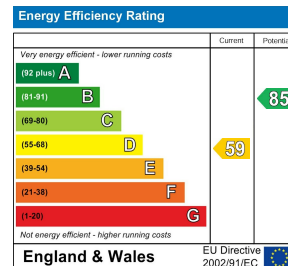
Our opening times are:-

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.



The Property
Ombudsman

