



HERITAGE ESTATE AGENCY



3 Greenwood Close, Kings Heath, Birmingham, B14 6ET
£275,000

A Three Bedroom Detached Property





Greenwood Close 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 opening to:

Entrance Porch

Windows to front and side aspects, ceiling spot lights, tiled flooring and door to:

Reception Room - Lounge Area 15'10" x 12'

Window to front aspect, coved ceiling, ceiling light point, dado rail, wood effect flooring, stairs to first floor accommodation, feature fire surround with pebble effect gas fire set on hearth, door to kitchen and opening to:

Dining Area 16'10" x 7'9"

Window to front aspect, French style doors to rear aspect opening to rear garden, coved ceiling, ceiling light point, dado rail, wood effect flooring and radiator.

Kitchen 9' x 12'

Window to rear aspect, French style doors to rear aspect opening to rear garden, ceiling light point, wood effect flooring, 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 oven with four ring gas hob and extractor hood over, plumbing for washing machine and space for fridge/freezer.

First Floor Accommodation

Leading from the lounge area stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, loft access, built-in storage cupboard and doors to:

Bedroom One 12'9" max x 12' max

Two windows to front aspect aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Two 16'11" x 7'9"

Windows to front and rear aspects, ceiling light point and two radiators.

Bedroom Three 9'2" max x 8'7" > 5'4" min

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

Bathroom 5'5" x 6'3"

Obscured window to rear aspect, ceiling light point, extractor fan, tiled walls, heated towel rail and a bathroom suite comprising: P shaped bath with mixer tap and mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

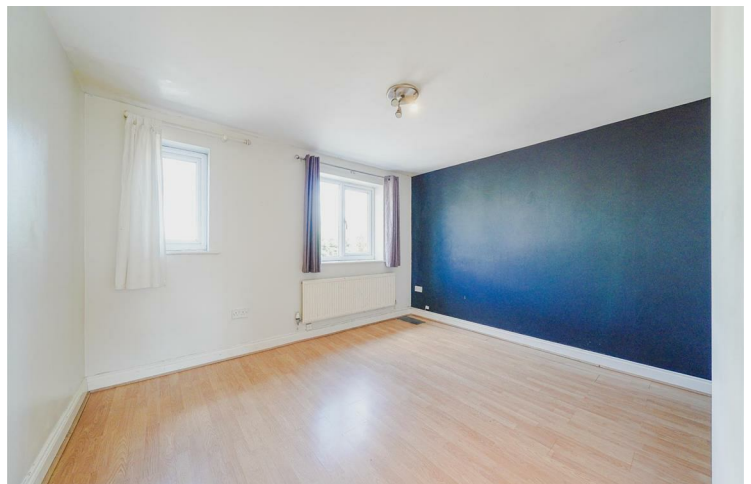
Outside

Rear Garden

Accessed via a gated shared side access, the kitchen or dining area and benefits from raised decked seating area with covered area to side, lawn area and shed.

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.

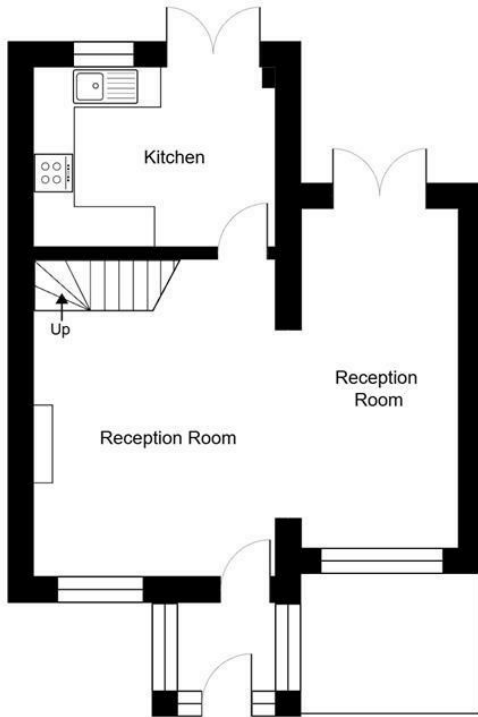
COUNCIL TAX BAND

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

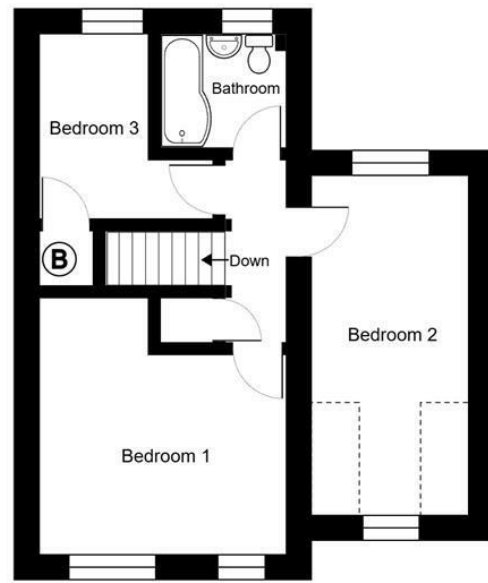




Ground Floor
Area: approx 45.5 m² ... 490 ft²



First Floor
Area: approx 44.0 m² ... 474 ft²



3 Greenwood Close, Kings Heath, B14 6ET.

Total Area: approx 89.5 m² ... 964 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.

