



HERITAGE ESTATE AGENCY



124 Station Road, Kings Heath, Birmingham, B14 7TD

£250,000

A Two Bedroom Property



**Station Road comprises in further detail:**

The property is set back from the road with driveway leading to garage, paved fore garden with hedge to front, raised planted bed and step up to:

Open Canopy Porch

Main entrance door opening to:

Entrance Hallway

Ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator, door to lounge and sliding door to:

Kitchen 12'1" max x 6'7" max

Window to front aspect, ceiling light point, wall mounted boiler, radiator 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, space for cooker and fridge, plumbing for washing machine and folding table.

Lounge 15'7" x 11'4" max

Window and door to rear aspect opening to rear garden, two ceiling light points, wall mounted storage cupboard, wood effect flooring, radiator and feature fire surround with inset fire set on hearth.

First Floor Accommodation

Ceiling light point, loft access and doors to:

Bedroom One 10'9" excl wardrobes x 11'4" max

Window to rear aspect, ceiling light point, radiator and fitted wardrobes.

Bedroom Two 8'1" max x 11'4" max

Two windows to front aspect, ceiling light point, radiator and built-in wardrobe. An L shaped room.

Wet Room 6'3" x 5'3" excl recess

High level obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, hot water cylinder with shelf over, radiator and a suite comprising: wall mounted electric shower, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside**Rear Garden**

Accessed via the lounge and benefits from paved seating area, lawn area, planted beds to sides, mature tree and pedestrian door to:

Garage 16' x 8'5"

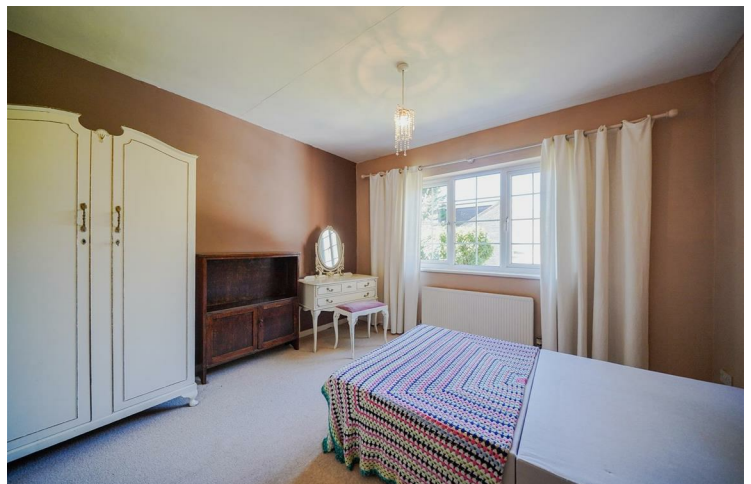
Up and over door to front aspect, ceiling light point and electric points.

Agent Notes:

1. We would advise interested parties that the sellers of the property will be acting as Executors and that Probate has been granted.

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is within close proximity to Kings Heath Mosque.

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.

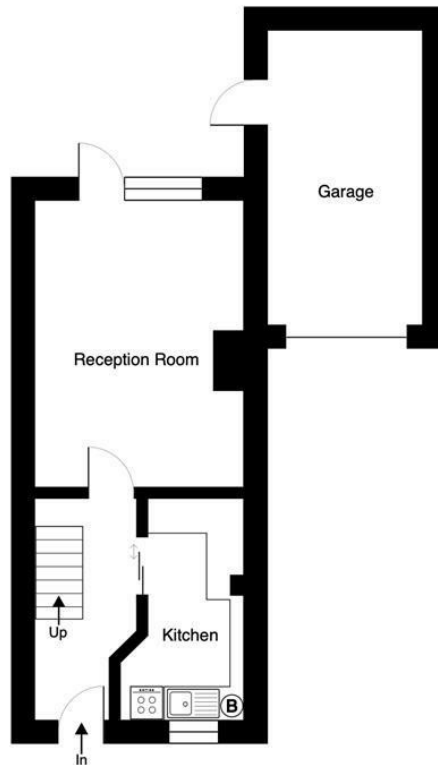
COUNCIL TAX BAND

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





Ground Floor
Area: approx 43.1 m² ... 464 ft²



First Floor
Area: approx 30.0 m² ... 323 ft²



**124 Station Road, Kings Heath,
Birmingham, B14 7TD.**

Total Area: approx 73.1 m² ... 787 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.

