

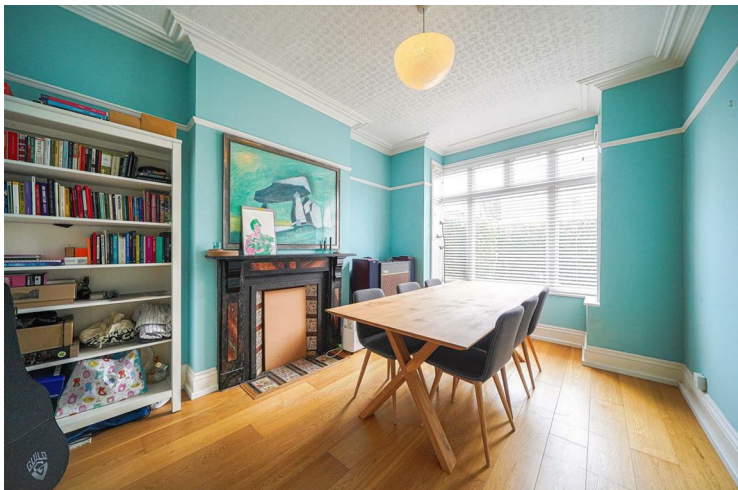


# HERITAGE ESTATE AGENCY



**84 Springfield Road, Kings Heath, Birmingham, B14 7DY**  
**£315,000**

**A Three Bedroom Mid Terrace Property**



**Springfield Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front, pathway leading to steps up to:

**Open Canopy Porch**

Main entrance door with window over opening to:

**Entrance Vestibule**

Wall mounted electric meter, Minton tiled flooring and door with window over opening to:

**Entrance Hallway**

Coved ceiling, ceiling light point, Minton tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

**Reception Room One 15' max x 10'6" max**

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, wood flooring, radiator, feature fire surround with tiled surrounds and hearth.

**Reception Room Two 11' x 14'1" max**

Sash style window to rear aspect, ceiling light point, door to under stair storage cupboard, wood flooring, radiator, feature recess to chimney breast with cast iron effect log burning stove set on hearth and door to:

**Dining Kitchen 23' x 7'10"**

Three windows to side aspect, French style doors to rear aspect opening to rear garden, ceiling spot lights, wall mounted boiler, tiled flooring, 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, integrated oven with four ring gas hob and concealed extractor hood over, space for fridge/freezer, plumbing for washing machine and dish washer.

**First Floor Accommodation**

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

**Landing**

Two ceiling light points, radiator and doors to:

**Bedroom One 11' x 12'10" max**

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

**Bedroom Two 10'1" x 9'3" max**

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

**Bedroom Three 10' x 6'3"**

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

**Bathroom 12'11" x 7'11"**

Obscured sash style window to rear aspect, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: panelled bath, 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 access or the dining kitchen and benefits from blue brick pathway with planted bed to side leading to raised paved patio and lawn area.

**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.

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.

2. Springfield Road is currently tenanted. We understand the fixed term of the Assured Shorthold Tenancy Agreement expired on 30th June 2024 and that the tenancy is continuing on a month to month basis. We have been informed the tenants have agreed to vacate in December/January.

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.

#### **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**

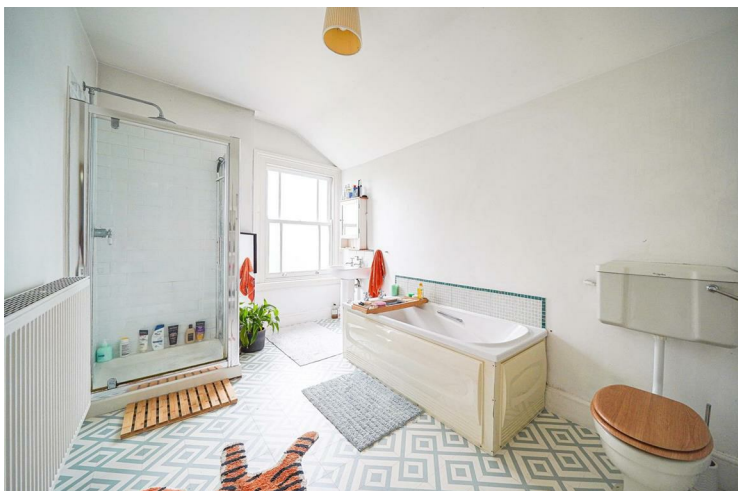
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

#### **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





84 Springfield Road, Kings Heath,  
Birmingham, B14 7DY.

Total Area: approx 108.4 m<sup>2</sup> ... 1166 ft<sup>2</sup>

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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

