



HERITAGE ESTATE AGENCY



38 Balaclava Road, Kings Heath, Birmingham, B14 7SG

Offers In Excess Of £200,000

A One Bedroom Semi Detached Bungalow



**Balaclava Road comprises in further detail:**

The property is set back from the road and approached via public pathway leading to gate opening to fore garden. Having hedgerows to front, lawn area, blue slate chipped area, planted beds, pathway leading to gated side access and step up to main entrance door opening to:

Entrance Lobby

Ceiling light point, built-in cupboard housing meters and door to:

Reception Room 13'10" into recess x 11'4" excl recess

Window to front aspect, coved ceiling, ceiling light point, two radiators, feature fire surround with coal effect electric fire set on hearth and door to:

Hallway

Ceiling light point, loft access, tiled flooring and doors to:

Built-In Cupboard

Ceiling light point, fitted shelving, wall mounted boiler, plumbing for washing machine and tiled flooring.

Kitchen 7'5" x 9'11"

Window to rear aspect, ceiling spot lights, 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 eye level double oven and four ring gas hob with concealed extractor hood over, integrated fridge and freezer.

Conservatory 6'10" x 11'1"

Windows to side and rear aspects, French style doors to rear aspect opening to rear garden, ceiling light point, tiled flooring and radiator.

Bedroom 10'9" max x 10' max

Window to front aspect, coved ceiling, ceiling light point, radiator and a range of fitted wardrobes with sliding doors.

Shower Room 9'2" max x 4'10" excl recess

Obscured window to side aspect, ceiling spot lights, extractor fan, tiled walls and flooring, heated towel rail and a suite comprising: walk-in shower with rainfall shower head and wall mounted chrome mixer shower over, a range of vanity units with inset wash hand basin having mixer tap over and inset low level flush w.c.

Outside**Rear Garden**

Accessed via a gated side access or the conservatory and benefits from block paved patio, lawn area, raised planted bed, raised slate chipped bed and shed with double doors and window to side.

Agent Note:

We would advise interested parties that the seller of the property will be acting as Executor and that Probate has been granted.

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

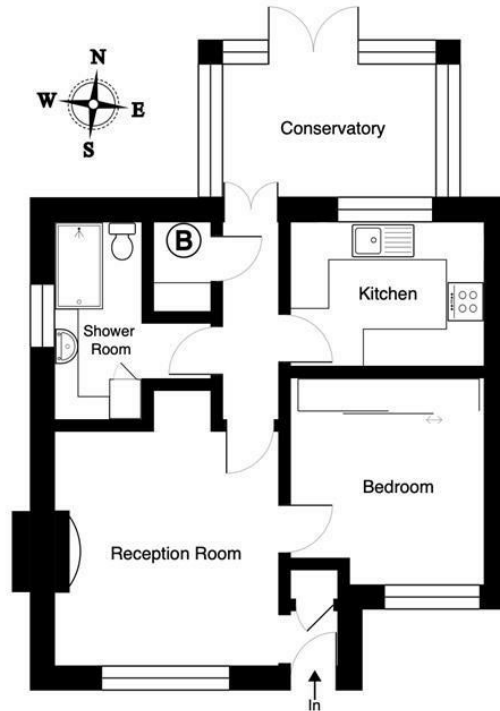
The vendor has informed us that the property is located within Birmingham City Council - Band B





Ground Floor

Area: approx 53.4 m² ... 575 ft²



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Birmingham, B14 7SG.

Total Area: approx 53.4 m² ... 575 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.

