



HERITAGE ESTATE AGENCY



11 Bank Street, Kings Heath, Birmingham, B14 7RH

£240,000

A Two Bedroom Mid Terrace Property





Bank Street comprises in further detail:

The property is set back from the road and approached via public footpath leading to step up to main entrance door with window over opening to:

Entrance Vestibule

Part coved ceiling, wood flooring and door to:

Reception Room One 11'11" max x 9'9" max

Window to front aspect, coved ceiling, ceiling light point, picture rail, wood flooring, storage cupboard with shelving over, radiator, feature fire place with tiled hearth and door to:

Reception Room Two 16'2" max > 13' min x 9'8" max

Window to rear aspect, door to under stair storage cupboard, coved ceiling, ceiling light point, door to under stair storage cupboard, stairs rising to first floor accommodation, radiator and door to:

Kitchen 13'5" max x 6'4" max

Windows to side aspect, door to side aspect opening to rear garden, ceiling spot lights, radiator 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 eye level oven and four ring gas hob with extractor hood over, space for under counter fridge and plumbing for washing machine.

First Floor Accommodation

Leading from reception room two stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, loft access, wood effect flooring and doors to:

Bedroom One 12' x 9'10"

Window to front aspect, ceiling light point, radiator and feature surround.

Bedroom Two 13'1" x 6'8"

Window to rear aspect, ceiling light point, radiator and built-in storage units.

Bathroom

Obscured window to rear aspect, ceiling spot lights, heated towel rail, built-in cupboard housing boiler and a fitted bathroom suite comprising: tiled shower cubicle with shower over, panelled bath, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via the kitchen and benefits from patio area with door to out building, lawn area and pathway leading to shared gated rear access.

Agent Notes:

1. Heritage Estate Agency feel it prudent to advise potentially interested parties that the rear garden of 11 Bank Street backs on to commercial premises.
2. We are advised that there is a right of way at the rear of the gardens for the neighbouring property to pass over part of the garden and for this property to pass over the gardens of neighbouring properties to





access a shared side passageway.

3. We have not been able to verify whether historic works to the ground floor required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting 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

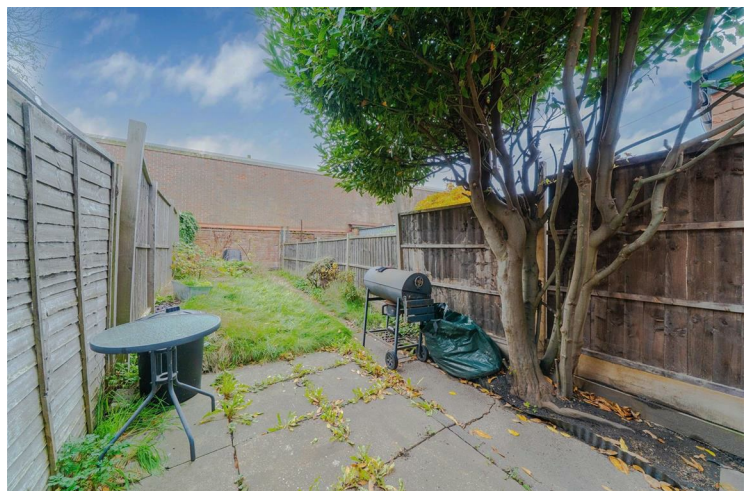
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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

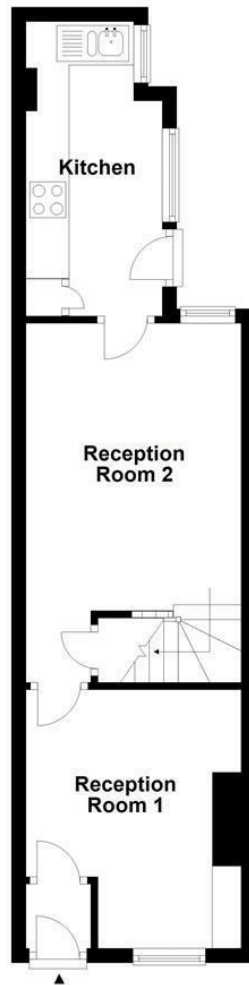
The vendor has informed us that the property is located within Birmingham City Council - Band A





11 Bank Street, Kings Heath, B14 7RH

Ground Floor



First Floor



Not to scale. For illustrative purposes only

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.

