



HERITAGE ESTATE AGENCY



55 Station Road, Kings Heath, Birmingham, B14 7SS

£450,000

A Four Bedroom Mid Terrace Property





Station Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, planted bed and pathway leading to steps rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, Minton tiled flooring and door to:

Entrance Hallway

Ceiling light point with ceiling rose, Minton tiled flooring, stairs rising to first floor accommodation, column style radiator and doors to:

Under Stair Storage Cupboard

Wall mounted light point and shelving.

Ground Floor W.C.

Ceiling spot lights, extractor fan, wall mounted boiler, wood effect flooring, wall mounted wash hand basin with mixer tap over, tiled splash back and low level flush w.c.

Through Reception Room - Lounge Area 13'6" into bay x 11'5" max

Bay window with shutters to front aspect, coved ceiling, ceiling light point with ceiling rose, wood flooring, column style radiator, feature recess to chimney breast with log burning stove set on tiled hearth and opening to:

Dining Area 12'2" x 9'9" max

Door with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, wood flooring, column style radiator, feature fire place with tiled surrounds and hearth.

Kitchen/Sun Lounge 26'5" max x 8'8" max

Three windows to side aspect, sky lantern, bi-folding doors to rear aspect opening to rear garden, two ceiling light points, ceiling spot lights, wood flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset Belfast style sink with mixer tap over, space

for range style cooker with extractor hood over, integrated dishwasher, plumbing for washing machine and space for fridge/freezer.

First Floor Accommodation

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

Landing

Ceiling light point, stairs rising to second floor accommodation, built-in under stair storage cupboard and doors to:

Bedroom Two 11'3" x 15'3" max

Two windows with shutters to front aspect, three ceiling light points, feature panelling with illumination, wood flooring, column style radiator and fitted wardrobes.

Bedroom Three 12'2" x 9'5" max

Window to rear aspect, coved ceiling, ceiling light point, wood flooring, column style radiator and feature original style fire place with tiled hearth.

Bedroom Four 9'8" excl door recess x 8'11" max

Window to rear aspect, ceiling light point, wood flooring, column style radiator and feature original style fire place.

Family Bathroom 8'11" max x 6'1" max??

Two obscured windows to side aspect, two ceiling light points, wall mounted light points, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: free standing bath with mixer tap and rain fall style shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading:

Landing

Ceiling light point and door to:

Bedroom One 11'1" max x 14'10" max

Dormer window with shutters to front aspect, ceiling spot lights, wood flooring, column style radiator and door to:





En-Suite Bathroom 8'9" max x 11'7" max

Window to rear aspect, ceiling spot lights, ceiling light point, extractor fan, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: roll top bath, shower cubicle with mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side access, reception room or the kitchen/sun lounge and benefits from paved pathway to paved patio, steps rising to paved area, gravel pathway with planted beds to sides leading to greenhouse, shed and vegetable patches.

Agent Note:

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.

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

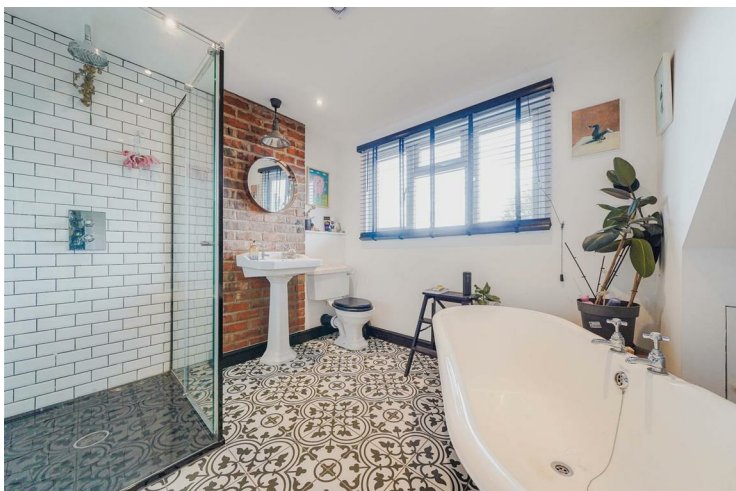
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





55 Station Road, Kings Heath, Birmingham, B14 7SS.

Total Area: approx 139.1 m² ... 1497 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

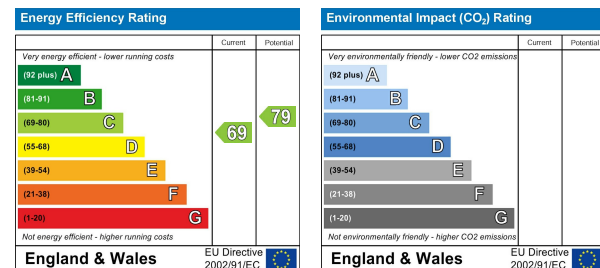
Our opening times are:-

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.



The Property Ombudsman

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