



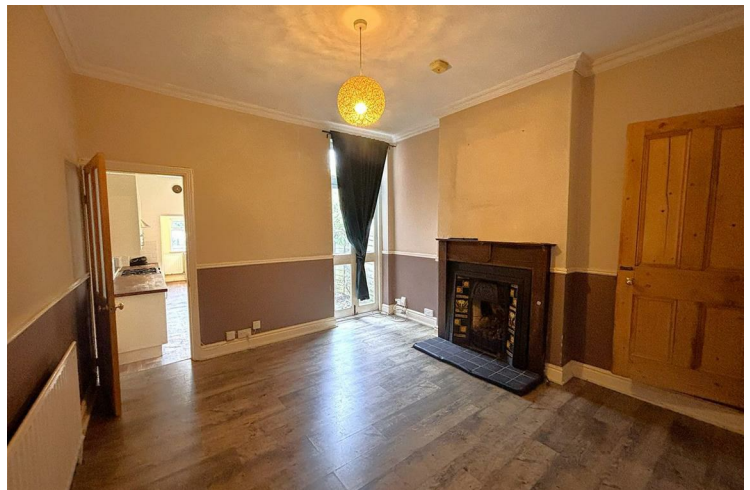
HERITAGE ESTATE AGENCY



76 Grove Road, Kings Heath, Birmingham, B14 6ST

£240,000

A Three Bedroom Mid Terrace Property





Grove Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with pathway leading to step up to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Hallway

Ceiling light point with ceiling rose, dado rail, door to under stair storage pantry, wood effect flooring, radiator and doors to:

Reception Room One 14'1" max x 8'9" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, dado rail, built-in cupboard housing gas meter, wood effect flooring, radiator and feature fire surround with tiled hearth.

Reception Room Two 12'5" x 11'11" max

French style doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point, dado rail, door to stairs rising to first floor accommodation, wood effect flooring, radiator, feature fire surround with gas fire set on hearth and door with step down to:

Kitchen 15'4" x 7'5"

Two windows to side aspect, door to side aspect opening to rear garden, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, space for range cooker with extractor hood over, inset dual Belfast style sinks with mixer tap over, space for dishwasher, wall mounted boiler and door to:

L Shaped Utility Room 7'9" max x 6'8" max

Windows to side and rear aspects, ceiling light point,

wood effect flooring, radiator, a range of base units with work surface over, tiled surrounds, inset sink and drainer unit with mixer tap over, space for washing machine and door to:

Ground Floor W.C.

Obscured window to rear aspect, ceiling light point and low level flush w.c.

First Floor Accommodation

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Landing

Ceiling light point, ceiling spot lights, loft access and doors to:

Bedroom One 12'3" x 13'11" max

Window to front aspect, ceiling light point, radiator, original style feature fire place with tiled hearth and opening to:

En-Suite Shower

Ceiling spot light, extractor fan, wood effect flooring, wash hand basin with mixer tap over and walk-in shower cubicle with wall mounted chrome mixer shower over.

Bedroom Two 12'7" max x 10'8" max

Window to rear aspect, ceiling light point, radiator and original style feature fire place. L shaped.

Bedroom Three 9'4" excl recess x 7'5"

Window to rear aspect, ceiling light point and radiator.

Bathroom 9'8" x 4'3"

Obscured window to side aspect, ceiling light point, dado rail with part panelling below, part tiled walls, wood flooring, radiator and a bathroom suite comprising: corner bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.





Outside

Rear Garden

Accessed via a gated shared side access, reception room two or the kitchen and benefits from pathway leading to paved patio area, lawn area and gated rear access.

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.
2. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Partons Road.
3. We would advise interested parties that the sellers of the property have Letters of Administration.

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.

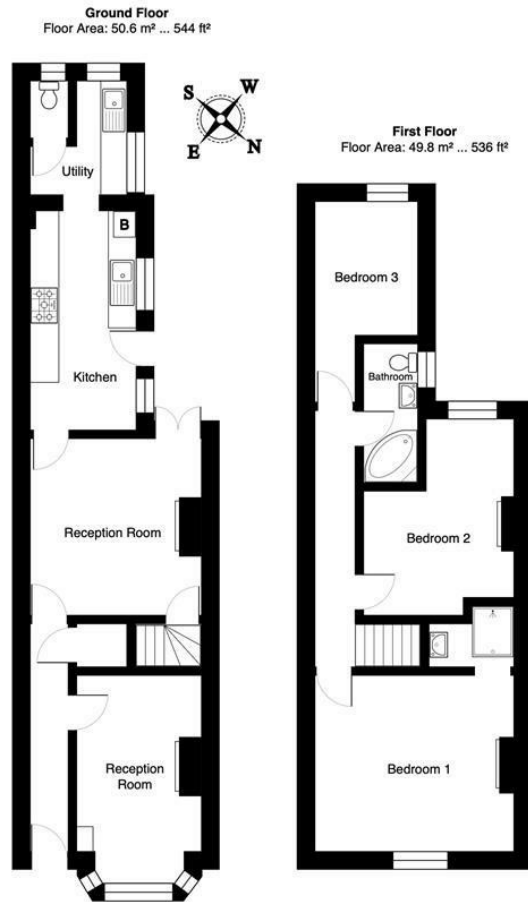
GENERAL INFORMATION

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





76 Grove Road, Kings Heath,
Birmingham, B14 6ST.

Total Area: approximately 100.40sqm [1,081sqft]

All measurements are approximate and for display purposes only.
Please verify all information
Contact the 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.

