



HERITAGE ESTATE AGENCY



39 Portman Road, Kings Heath, Birmingham, B13 0SH

£600,000

A Four Bedroom Detached Property





Portman Road comprises in further detail:

The property is set back from the road and approached via gravelled fore garden with dwarf wall to front, planted beds, driveway leading to gated side access, store room and pathway leading to:

Open Canopy Porch

Ceiling porch light and step up to main entrance door with stained glass windows over opening to:

Entrance Hallway 13'9" max x 7'11" max

Stained glass window to front aspect, ceiling light point, part coved ceiling, two ceiling light points, wood flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Pantry

Wall mounted light point and wood effect flooring.

Ground Floor W.C.

Stained glass window to front aspect, coved ceiling, ceiling light point, wood effect flooring, heated towel rail, wall mounted wash basin with mixer tap over encased in vanity unit and low level flush w.c.

Reception Room One 14'3" max x 10'11"

Bay window to front aspect, ceiling light point, picture rail, radiator and original style feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 15'6" x 10'11"

Patio doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point, dado rail, radiator and original style feature fire surround with coal effect gas fire set on hearth.

Dining Kitchen 14' max x 15'8" max

Window to rear aspect, French style doors to rear aspect with windows over, ceiling spot lights, wood effect flooring, 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 double oven with four ring gas hob and extractor hood over, integrated dish washer, space for fridge/freezer and door to:

Utility Room 7'4" x 7'7"

Obscured window to side aspect, door to side aspect opening to rear garden, ceiling light point, tiled flooring, extractor fan, a range of wall, drawer and base units with work surface over, tiled surrounds, inset sink and drainer unit, work surface with plumbing for washing machine and space for tumble dryer below, concealed boiler and door to:

Store Room 7'5" x 7'10"

Double doors to front aspect, ceiling light point, wall mounted electric and gas meters.

First Floor Accommodation

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

Split Level Landing

Coved ceiling, ceiling light point, loft access and doors to:

Bedroom One 15' max x 11'

Bay window to front aspect, coved ceiling, ceiling light point and radiator.

Bedroom Two 12' x 11'

Window to rear aspect, ceiling light point, picture rail and radiator.

Bedroom Three 12'7" max x 15'1" max

Window to front aspect, two Velux windows, ceiling light point, wall mounted light point and two radiators. Split level and L Shaped.

Bedroom Four 10'9" max x 6'11" max

Window to rear aspect, coved ceiling, ceiling light point, internet point and radiator.





Bathroom 8'6" x 7'10"

Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access, reception room two, the dining kitchen or utility room and benefits from paved pathway leading to patio area, step up to shaped lawn area, shaped planted beds, mature trees, pathway leading to further paved seating area, timber shed, raised planted beds and rose bushes.

Agent Note:

We have not been able to verify whether historic extensions 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.

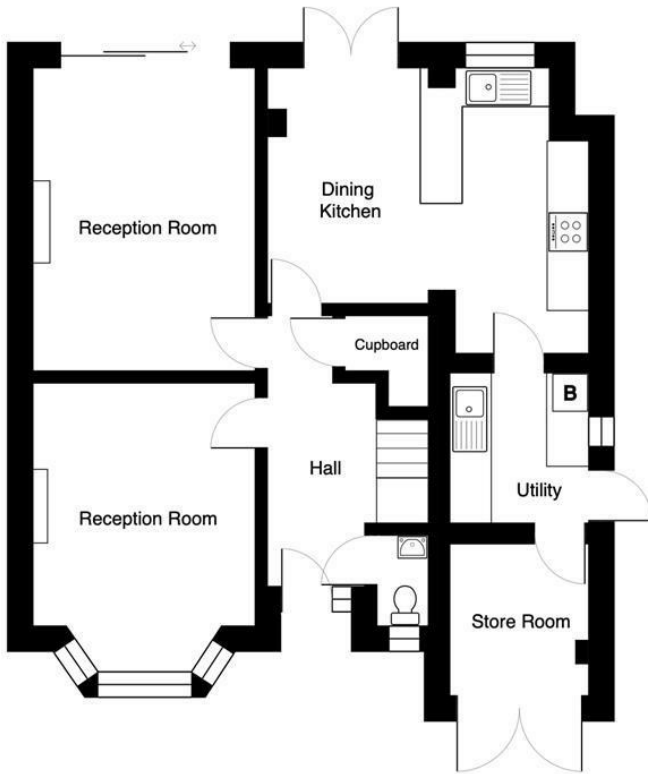
COUNCIL TAX BAND

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

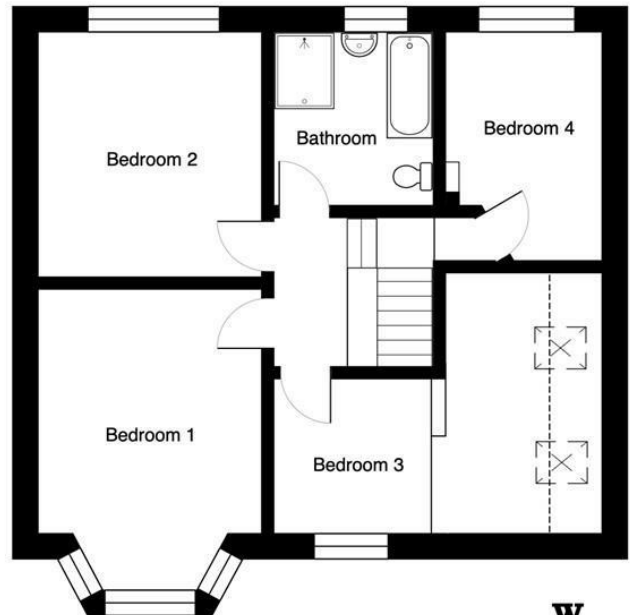




Ground Floor
Floor Area: 71.8 m² ... 773 ft²



First Floor
Floor Area: 65.5 m² ... 705 ft²



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Total Area: approximately 137.3 m² ... 1477 ft²

All measurements are approximate and for display purposes only
Please verify all information shown on this plan
Contact the agent for further 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	74
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

