



HERITAGE ESTATE AGENCY



211 Umberslade Road, Selly Oak, Birmingham, B29 7SG
£295,000

A three bedroom semi-detached property



**Umberslade Road comprises in further detail:**

The property is set back from the road and approached via block paved driveway leading to gated side access, and door to;

Entrance porch

Windows to front and side aspects, gas meter, door to;

Lobby

Wood effect flooring, wall light point, built in storage cupboard with wall light point. Opening to;

L-shaped Lounge/Dining Room 25'6 max x 12'1 max

Two ceiling light points, two radiators, two wall light points, bay window to front aspect, window to rear aspect, wood effect flooring, inset decorative fire surround and hearth, door to;

Inner Lobby

Ceiling light point, stairs rising to first floor, part panelled walls, wood effect flooring and built in under stairs pantry with window to side. Opening to;

Kitchen 11'4 excluding recess x 6'11

Ceiling light point, window to side aspect, wood effect flooring, gas point for cooker, space for fridge freezer, and a kitchen comprising wall, drawer and base units with work surfaces over, tiled surrounds, inset 1.5 bowl sink unit and mixer tap, integrated dish washer, door to outside, door to;

Bathroom 9'2 x 6'10

Ceiling light point, radiator, space for washing machine, obscured window to side aspect, and bathroom suite

comprising; panelled bath with chrome mixer tap and mixer shower over, inset WC, wash basin with built in cupboard below, part tiled walls.

First Floor Accommodation**Landing**

Two ceiling light points, radiator, loft access point, window to side aspect.

Bedroom One 11'3 x 12'3

Ceiling light point, window to front aspect, radiator.

Bedroom Two 11'5 max x 7'1

Ceiling light point, window to rear aspect, radiator, built in wardrobe with double doors and housing the wall mounted gas boiler.

Bedroom Three 7'6 x 9'3 max

Ceiling light point, window to rear aspect, radiator.

Shower Room 8'11 x 4'5

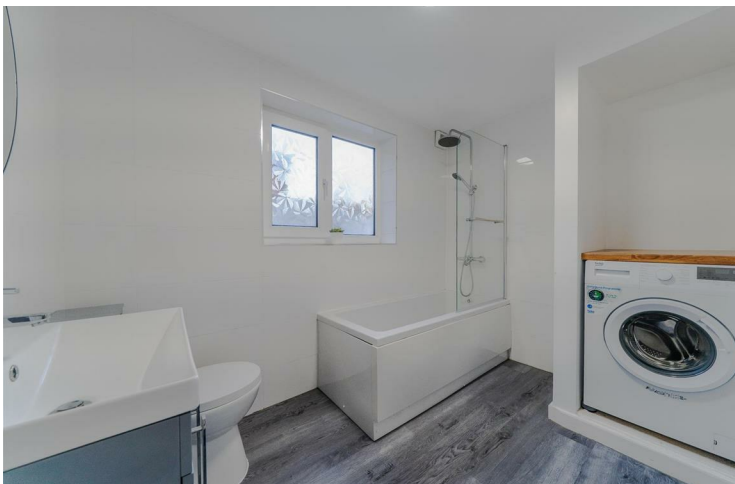
Inset ceiling down lights, extractor fan, tiled flooring, wall mounted chrome towel heater and suite comprising: WC, pedestal wash basin with mixer tap, part tiled walls, fully tiled shower with sliding door and wall mounted chrome mixer shower

Outside**Rear Garden**

Accessed via a gated side access or the kitchen and benefits from a paved pathway leading to patio area, lawn area with fenced boundaries

Brick built Garden Store 7'5 x 6'3

Ceiling strip light.





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.

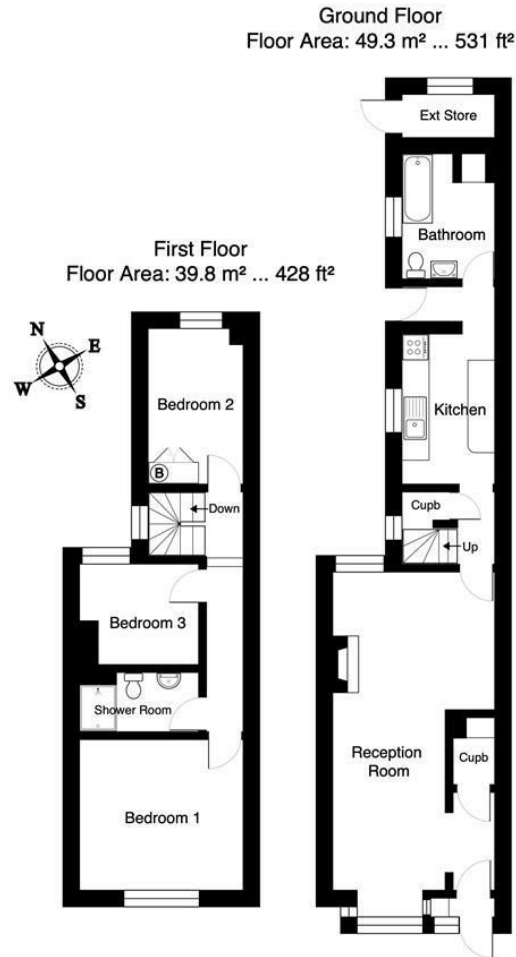
GENERAL INFORMATION

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 B





211 Umberslade Road, Selly Oak, Birmingham.

Total Area: approximately 89.1 m² ... 959 ft² (excluding ext store)

All measurements & info are approximate
This plan is 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.

