



# HERITAGE ESTATE AGENCY



**11 Manilla Road, Selly Park, Birmingham, B29 7PZ**

**£250,000**

**A Two Bedroom Mid Terrace Property**







### **Manilla Road comprises in further detail:**

The property is set back from the road and approached via gated fore garden with dwarf wall to front with pathway leading to step up to main entrance door with window over opening to:

#### **Entrance Vestibule**

Wall mounted electric meter and door to:

#### **Reception Room One 13'11" max x 12'7" max**

Window to front aspect, part coved ceiling, ceiling light point, two wall mounted light points, built-in cupboard housing meters, radiator, feature fire place with hearth and step down to:

#### **Inner Lobby**

Door to under stair storage pantry and step down to:

#### **Reception Room Two 12'1" x 12'7" max**

Window to rear aspect, ceiling light point, wood effect flooring, door to stairs rising to first floor accommodation, radiator, feature fire place with tiled hearth and door with step down to:

#### **Kitchen 14' x 7'**

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, wall mounted boiler, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for cooker with extractor hood over, plumbing for dish washer and washing machine, space for fridge/freezer and door with step down to:

#### **Ground Floor Shower Room 6' max x 6'11" max**

Obscured window to side aspect, tiled flooring, heated towel rail, tiled shower area with wall mounted chrome

mixer shower over, wash hand basin with mixer tap over and opening to:

#### **W.C. Area**

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, loft access and doors to:

#### **Bedroom One 12'3" x 12'9" max**

Two windows to front aspect, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, column style radiator and opening to over stair wardrobe.

#### **Bedroom Two 12'2" x 9'7" max**

Window to rear aspect, ceiling light point and radiator.

#### **Bathroom 13'9" max x 6'11" max**

Window to rear aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, column style radiator and a bathroom suite comprising: roll top bath with telephone style mixer tap and shower attachment over, walk-in shower cubicle with wall mounted mixer shower over, counter top wash hand basin with mixer tap over and low level flush w.c.

#### **Outside**

#### **Rear Garden**

Accessed via the kitchen and benefits from pathway with steps down to door to garden store, shared pathway leading to gate opening shared side access, lawn area with planted beds to sides, gravel pathway leading to gravelled seating area.





### Agent Notes:

1. We are advised that there is a right of way 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.

2. We have not been able to verify whether works to the property 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.

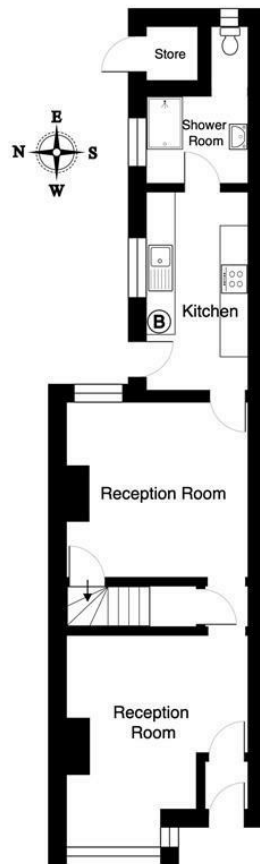
### COUNCIL TAX BAND

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

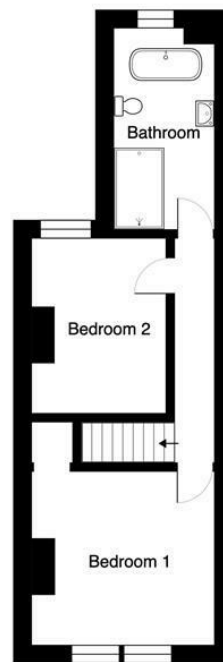




Ground Floor  
Floor Area: 52.0 m<sup>2</sup> ... 560 ft<sup>2</sup>



First Floor  
Floor Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>



11 Manilla Road, Selly Park, B29 7PZ.

Total Area: approximately 95.0 m<sup>2</sup> ... 1023 ft<sup>2</sup>

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all information

**VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

