



HERITAGE

ESTATE AGENCY & PROPERTY MANAGEMENT



134 Yarningale Road, Kings Heath, Birmingham, B14 6NB

Guide Price £260,000

An Extended Three Bedroom Property



www.heritage-estates.co.uk

Yarningale Road comprises in further detail:

The property is set back from the road and approached via fore garden with planted gravel area, block paved driveway leading to utility/store and main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling light point and door opening to:

Entrance Hallway 9'10" x 5'7"

Obscured window to side aspect, coved ceiling, ceiling light point, stairs rising to first floor accommodation, meter cupboard, radiator and doors to:

Reception Room One 13'2" into bay x 9'10"

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature fire surround with coal effect gas fire inset, tiled surrounds and granite hearth.

Kitchen 17'6" x 5'6"

Window to rear aspect, coved ceiling, ceiling spot lights and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, space for cooker, plumbing for dish washer and doors to:

Under Stair Storage Cupboard

Space for fridge/freezer.

Lean To/Utility

Doors to front and rear aspects, Belfast style sink, plumbing for washing machine, space for tumble dryer and wall mounted boiler.

Reception Room Two 18'7" x 10' into recess

Windows and French style doors to rear aspect opening

to rear garden, coved ceiling, two ceiling light points, wood flooring, two radiator, feature recess to chimney breast with wooden mantle and coal effect gas stove inset.

First Floor Accommodation

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

Landing

Obscured window to side aspect, coved ceiling, loft access with pull down ladder and doors to:

Bedroom One 13'3" x 10'1" into recess

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

Bedroom Two 12'11" x 10'1" into recess

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

Bedroom Three 7'6" x 5'8"

Window to front aspect, coved ceiling, ceiling light point and radiator.

Bathroom 6'3" x 5'7"

Obscured window to rear aspect, coved ceiling, ceiling light point, tiled walls, wood flooring and a bathroom suite comprising: panelled bath with shower over, wall mounted was hand basin with mixer tap over, low level flush w.c., heated towel rail and extractor fan.

Outside

Rear Garden

Accessed via reception room two or the utility/store and benefits from block paved seating area with Pergola, dwarf wall with steps rising to lawn area with planted



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beds to sides, block paved pathway leading to steps rising to decked area and paved area with pedestrian door to:

Detached Rear Garage 15'8" x 12'2"

Windows to front aspect, metal up and over doors to rear aspect. Private road to rear provides vehicular access.

Agent Notes:

1. We have not been able to verify whether historic works to the ground floor required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

2. We are advised by the Vendor that the property has the benefit of a right of way over a shared access way to the rear of the property leading from Yarningale Road.

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 in the following link to our website: <https://www.heritage-estates.co.uk/sales-service>

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

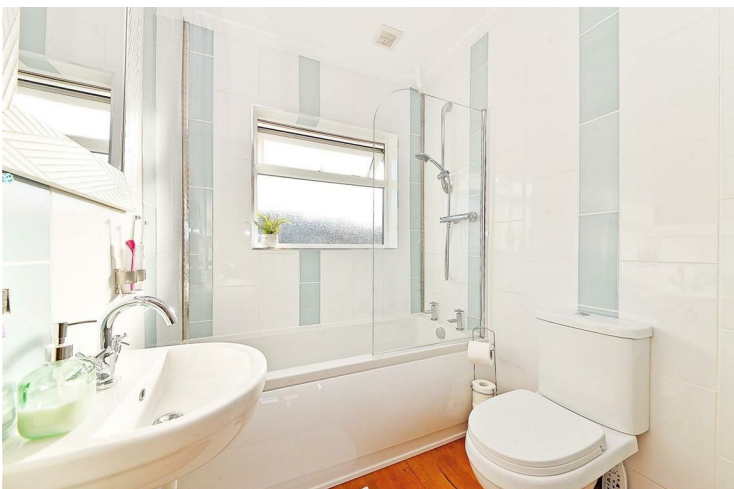
Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing 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.



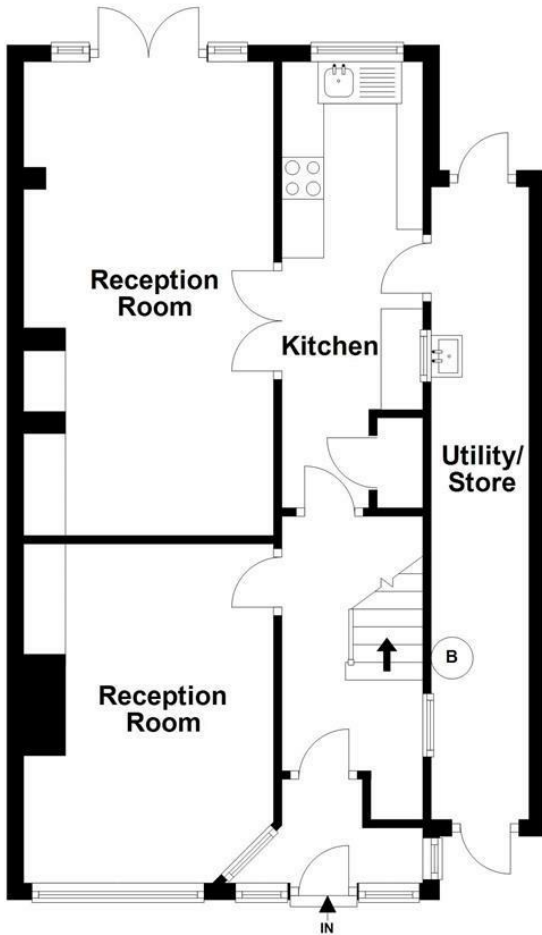


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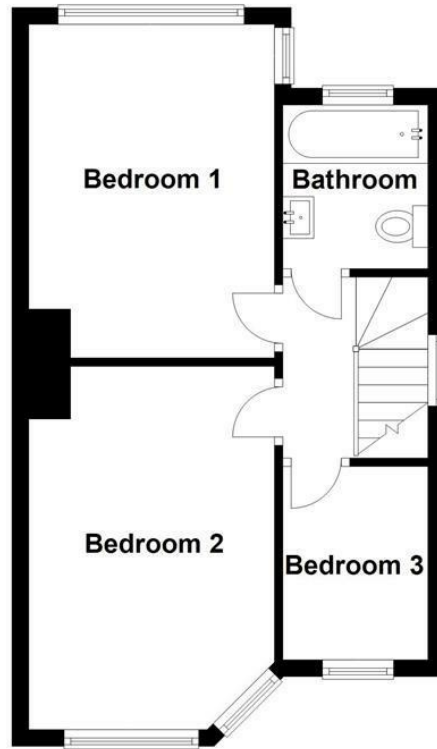
Ground Floor

Approx. 56.6 sq. metres (608.8 sq. feet)

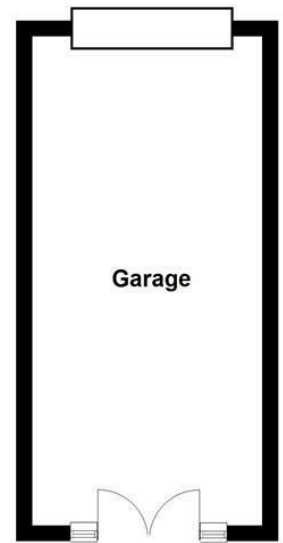


First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



Outbuilding



Note
Outbuilding not included in the area figures provided.

Total area: approx. 93.2 sq. metres (1003.6 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

134 Yarningdale Road

VIEWING By appointment through 'Heritage'

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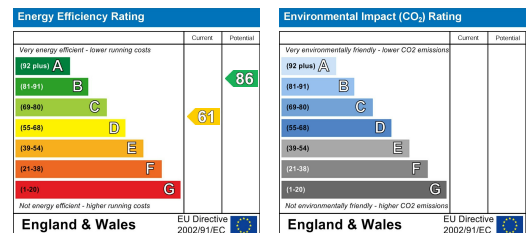
Our opening times are:-

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.



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