



HERITAGE ESTATE AGENCY



10 Fernwood Croft, Kings Heath, Birmingham, B14 6DG

£375,000

A Three Bedroom Semi Detached Property





Fernwood Croft comprises in further detail:

The property is set back from the road and approached via fore garden with hedgerow to front, lawn area, block paved driveway leading to garage and main entrance door opening to:

Entrance Porch

Window to front aspect, ceiling light point, tiled flooring and door opening to:

Entrance Hallway

Ceiling light point, built-in shoe cupboard, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Window to side aspect.

Reception Room One 15'1" into bay x 10'8" max

Bay window to front aspect, three wall mounted light points, dado rail, radiator and feature fire surround with fire set on hearth.

Reception Room Two 14' x 10'8" max

Bay window with double doors to rear aspect opening to rear garden, coved ceiling, ceiling light point, radiator, wall mounted gas fire and tiled hearth.

Kitchen 7'3" x 8'10"

Window to rear aspect, ceiling light point, part tiled walls and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, integrated oven with gas hob over, integrated fridge/freezer and opening to:

Utility Room 14'4" max x 7'9" max

Window to rear aspect, door to side aspect opening to rear garden, ceiling light point, a range of wall, drawer and base units with work surfaces over, space for under

counter tumble dryer and freezer, plumbing for washing machine and door to:

Garage 15'3" x 9'4" max

Double doors to front aspect.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 14' into bay x 10'9" max

Bay window to rear aspect, ceiling light point, fitted shelving, wood effect flooring and radiator.

Bedroom Two 15'1" into bay x 9'8" max

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

Bedroom Three 8' x 7'

Windows to front aspect, ceiling light point, radiator, fitted shelving and cupboards.

Bathroom 7'2" x 9'

Obscured windows to rear and side aspects, ceiling light point, part tiled walls, wood effect flooring, radiator and a bathroom suite comprising: shower cubicle with electric shower over, panelled bath with mixer tap and shower attachment over, vanity unit with wash hand basin inset with mixer tap over and inset low level flush w.c.

Outside

Rear Garden

Accessed via reception room two or the utility room and





benefits from decked seating area with step down to artificial lawn area, planted beds and shed.

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.

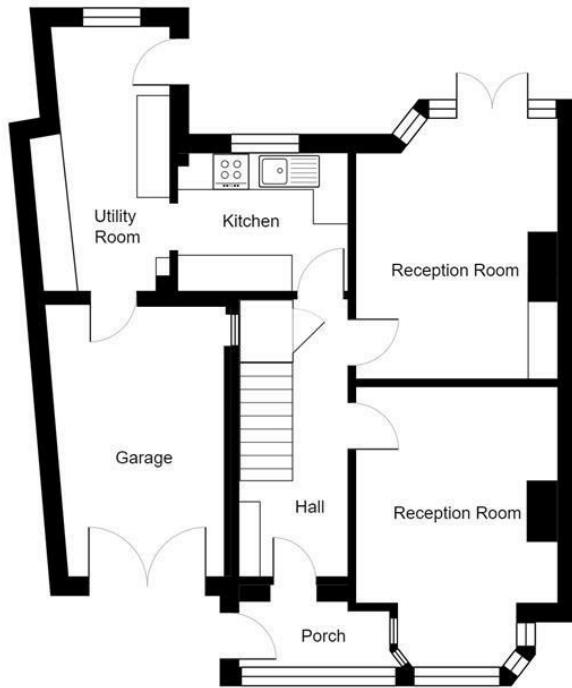
COUNCIL TAX BAND

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

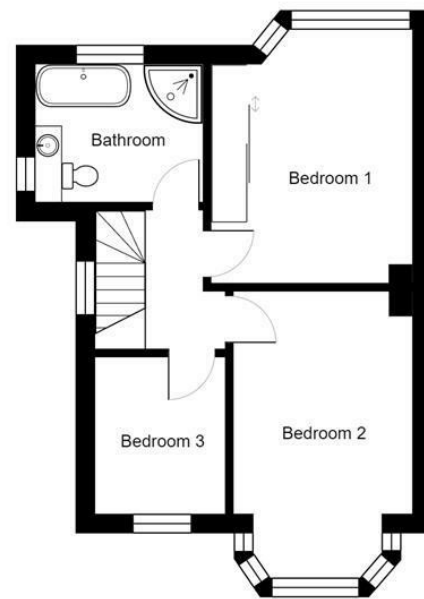




Ground Floor
Area: approx 68.9 m² ... 742 ft²



First Floor
Area: approx 43.2 m² ... 465 ft²



10 Fernwood Croft

Total Area: approx 112.1 m² ... 1207 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact 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.

