



# HERITAGE ESTATE AGENCY



**95 Springfield Road, Kings Heath, Birmingham, B14 7DU**

**Offers In Excess Of £400,000**

**A Three Bedroom Mid Terrace Property**





### **95 Springfield Road comprises in further detail:**

The property is set back from the road and approached via gated fore garden with hedgerow to front, two gravel areas with planted beds, block paved pathway leading to gated shared side access and step up to main entrance door with window over opening to:

#### **Entrance Vestibule**

Coved ceiling, ceiling light point, built-in cupboard housing gas meter and door with window over opening to:

#### **Entrance Hallway 28'6" x 3'2" max**

Coved ceiling, two ceiling light points, radiator, doors and opening to:

#### **Side Lobby**

Door to side aspect opening to rear garden, door to under stair storage cupboard with wall mounted light point and shelving.

#### **Reception Room One 14'9" into bay x 11'7" into recess**

Bay window to front aspect with blinds, coved ceiling, ceiling light point with ceiling rose, radiator and feature fire surround with gas fire set on hearth.

#### **Reception Room Two 12'5" x 11'11"**

French style doors with window over with curtains, to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, radiator and feature fire surround with gas fire set on tiled hearth.

#### **Dining Kitchen 18'6" x 9'5" excl bay**

Bay window to side aspect with blinds, two further windows to side aspect with blinds, two ceiling light points, 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, space for undercounter fridge and freezer, integrated dish washer and door to:

#### **Utility Area/Rear Lobby**

Door to side aspect opening to rear garden, ceiling light point, loft access, plumbing for washing machine, wall mounted boiler and door to:

#### **Wet Room 7'4" x 7'5"**

Obscured window to side aspect with blind, ceiling light point, extractor fan, radiator and a suite comprising: wall mounted electric shower with rail and shower curtain, wall mounted wash hand basin and low level flush w.c.

#### **First Floor Accommodation**

Leading from the entrance hallway a turning staircase rises to first floor accommodation leading to:

#### **Landing**

Sash style window to side aspect, two ceiling light points, loft access and doors to:

#### **Airing Cupboard**

Housing hot water tank.

#### **Bedroom One 12'5" x 16'3" into wardrobes**

Two sash style windows to front aspect with blinds, ceiling light point, radiator, a range of fitted wardrobes and overhead storage cupboards.

#### **Bedroom Two 12'5" x 12'9" into shelving area**

Sash style window to rear aspect with blind, ceiling light point, picture rail, radiator, two built-in wardrobes and fitted shelving.

#### **Bedroom Three 10'11" x 9'6"**

Sash style window to rear aspect with blind, ceiling light point, radiator, a range of drawer and base units with work surface over and inset wash hand basin.

#### **Family Bathroom 7'2" x 6'**

Obscured window to side aspect, ceiling light point, wall mounted electric heater, part tiled walls and a bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

#### **Rear Garden**

Accessed via a gated shared side access, reception room two, the hallway or the utility room/rear lobby and benefits from paved





area leading to paved and decked seating area, steps down to lawn area with planted beds to side, pathway leading to gravel area, rear gated access to detached rear garage two and pedestrian door to:

#### **Detached Rear Garage One 16' x 9'11"**

Up and over door to front aspect and two windows to side.

#### **Detached Rear Garage Two 16'4 x 11'9**

Bi-folding doors to front aspect, ceiling strip light, alarm and electric points. Accessed via double gates from Billesley Lane.

#### **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 are advised by the vendor of the property that to the rear of the property there is a shared driveway leading off Billesley Lane that provides access to garages one and two.

Heritage Estate Agency would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters affecting the property and would advise any potential buyer to 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 understand 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**

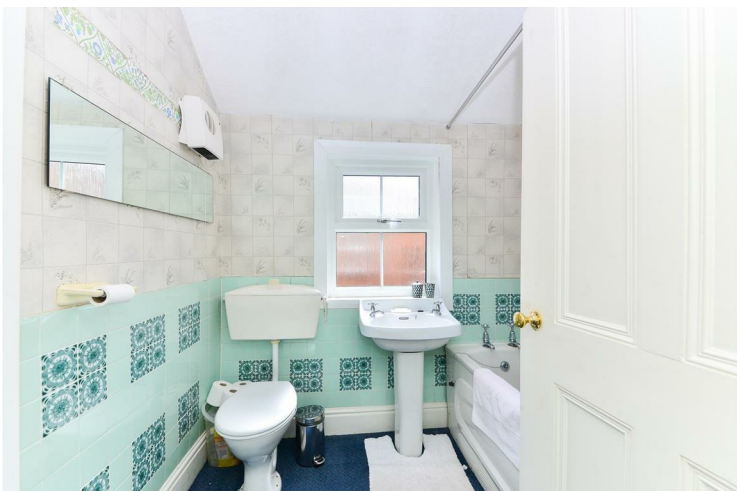
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

#### **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**

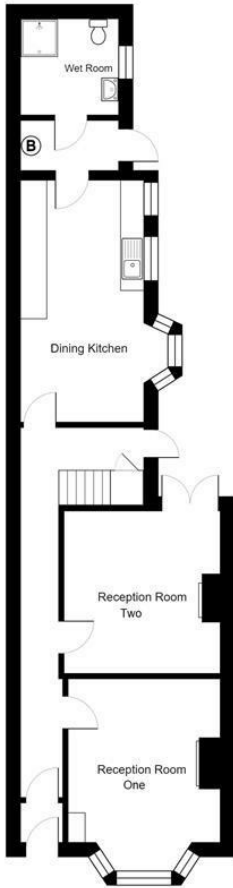
The vendor has informed us that the property is located within Birmingham City Council - Band D





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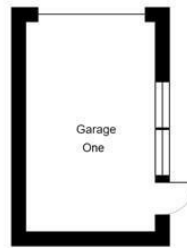
**Ground Floor**  
Area: approx 68.8 m<sup>2</sup> ... 740 ft<sup>2</sup>



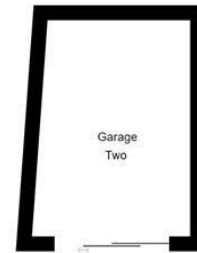
**First Floor**  
Area: approx 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>



Outbuilding



Outbuilding



Note - both Outbuildings are excluded from the area figures

Total Area: approx 130.2 m<sup>2</sup> ... 1401 ft<sup>2</sup> (excluding garage)

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](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.

