



HERITAGE ESTATE AGENCY



42 Harton Way, Kings Heath, Birmingham, B14 6PF

£280,000

A Three Bedroom Semi-Detached Property



**Harton Way comprises in further detail:**

The property is set back from the road and approached via gravelled fore garden with driveway leading to door to side access and main entrance door opening to:

Entrance Porch

Window to side aspect, coved ceiling, ceiling light point, wood effect flooring and door to:

Entrance Lobby

Coved ceiling, ceiling light point, stairs rising to first floor accommodation and door to:

Reception Area One 14'6" max x 12'1" max

Window to front aspect, coved ceiling, ceiling light point, dado rail, radiator, feature fire surround with inset coal effect electric fire set on hearth and archway to:

Reception Area Two 9'11" x 12'1"

Patio doors to rear aspect, coved ceiling, ceiling light point, dado rail, radiator and door to:

Kitchen 11'7" max x 7'11"

Window to rear aspect, coved ceiling, ceiling strip light 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, cooker, plumbing for washing machine, integrated fridge, concealed boiler and sliding door to:

Inner Lobby

Door to side aspect opening to rear garden, ceiling light point, small built-in cupboard and doors to:

Built-in Cupboard

Shelving and space for fridge/freezer.

Utility Room (Formerly Garage) 8'1" x 7'11"

Ceiling strip light, gas and electric meters, solar panel fittings, water heater, fitted base units with work surfaces over, fitted shelving, tumble dryer and sliding door to:

Ground Floor Shower Room (Formerly Garage) 7'5" max x 7'8" max

Ceiling spot lights, extractor fan, tiled walls, tiled flooring with under floor heating, radiator and a suite comprising: walk-in shower cubicle with electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

First Floor Accommodation

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

Landing

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

Bedroom One 14'9" max x 9' max

Window to front aspect, part coved ceiling, ceiling light point, dado rail, radiator, a range of fitted wardrobes, over head storage and dressing table.

Bedroom Two 9'11" x 12'1"

Window to rear aspect, ceiling light point, radiator and bed frame.

Bedroom Three 11'7" max x 8' max

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

Family Bathroom 9'11" max x 7'11" max

Obscured window to rear aspect, part coved ceiling, ceiling light point, extractor fan, built-in cupboard with shelving and hot water tank, part tiled walls, radiator and a bathroom suite comprising: panelled bath with electric shower over, vanity unit with work surface over, inset wash hand basin and low level flush w.c.

Outside



Rear Garden

Accessed via side access, the inner lobby or reception area two and benefits from being paved, planted beds and door to workshop/potting shed.

Agent Notes:

1. 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.
2. We would advise interested parties that the sellers of the property will be acting as Executors and that Probate has been granted.
3. We understand there is a solar panel lease in place and that the property enjoys electricity at no cost. However, lenders may have specific requirements in relation to this and we would advise any interested party to first seek the advice of their mortgage broker and solicitor. For more information on the lease - please contact the office.

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

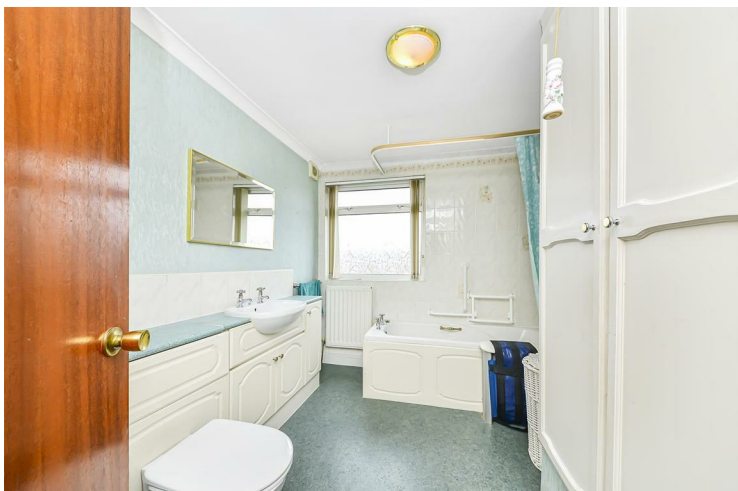
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





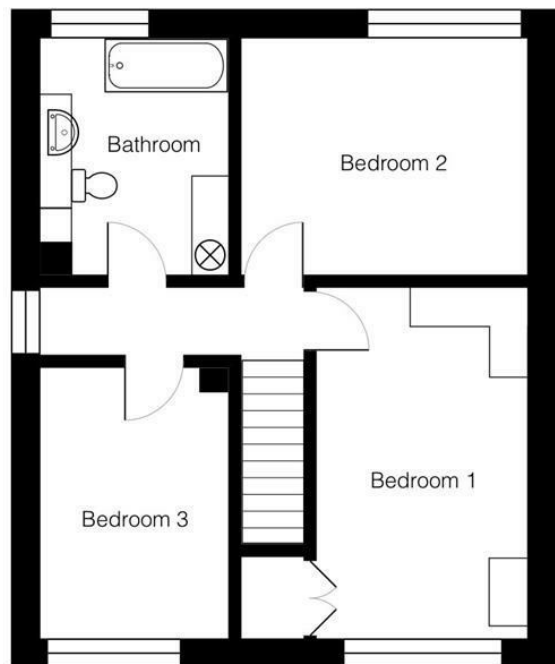
Ground Floor

Area: approx 55.0 m² ... 592 ft²



First Floor

Area: approx 48.5 m² ... 522 ft²



42 Harton Way

Total Area: approx 103.5 m² ... 1114 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

