HERITAGE ESTATE AGENCY



123 Highbury Road, Kings Heath, Birmingham, B14 7QW

£330,000

A Three Bedroom Mid Terrace Property





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

Entrance Vestibule
Obscured window to front aspect, window to side aspect, ceiling light point, wall mounted electric meter and door to:

Entrance Hallway
Part coved ceiling, ceiling light point, two ceiling strip lights, dado rail, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14' max x 10'3" max
Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, fitted book shelves to recesses, wood floor boards and radiator.

Reception Room Two 14'10" x 10'7" max
Window to rear aspect, coved ceiling, ceiling light point, wood floor boards, door to under stair storage cupboard, radiator, feature fire surround with coal effect gas fire set on hearth.

Ground Floor W.C.
Window to side aspect, ceiling light point, extractor fan, wall mounted boiler, pedestal wash hand basin and low level flush w.c.

Kitchen 12'2" x 8'6"
Window to side aspect, door to side aspect opening to rear garden, ceiling strip light and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker, washing machine, tumble dryer, fridge/freezer and dish washer.

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

Split Level Landing
Two ceiling points, loft access, built-in storage cupboard and doors to:

Bedroom One 12'4" x 15'8" max
Two windows to front aspect, ceiling light point and radiator.

Bedroom Two 12' x 12'7" max
Window to rear aspect, ceiling light point and radiator.

Bedroom Three 9'5" max x 8'8" max
Window to rear aspect, ceiling light point, fitted book shelves and radiator.

Bathroom 6'7" x 5'7"
Obscured window to side aspect, ceiling light point, tiled walls, heated towel rail and a bathroom suite comprising: roll top bath with mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside





Rear Garden
Accessed via a shared gated side access or the kitchen and benefits from paved pathway with planted bed to side leading to door to outbuilding and patio area, lawn area with planted bed to side, pathway leading to rear patio area and shed.

Outbuilding
Window to side aspect, wall mounted light point, storage area and low level flush w.c.

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







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Birmingham, B14 7QW.

Total Area: approx 115.9 m² ... 1248 ft²

(Area excludes the garden outbuildings)

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
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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.



