



HERITAGE ESTATE AGENCY



20 Albert Road, Kings Heath, Birmingham, B14 7HE

£280,000

A Two Bedroom Mid Terrace Property





Albert Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall and hedgerow to front, pathway leading to main entrance door with half moon window over opening to:

Entrance Lobby

Ceiling light point, built-in cupboard housing electric meter and door to:

Reception Room One 11'6" excl recess x 14'8" max

Window to front aspect, coved ceiling, ceiling light point, wooden flooring, display cabinet, built-in cupboard housing gas meter, radiator, feature fire place with tiled hearth and doors to:

Under Stair Storage Cupboard

Wall mounted light point and coat hooks.

Reception Room Two 11'6" x 11'6" into recess and excl stairs

Window to rear aspect, internal leaded window to side aspect, coved ceiling, ceiling light point, fitted shelving, wood flooring, stairs rising to first floor accommodation, radiator and bi-folding door to:

Kitchen 10'11" x 7'6"

Window to side aspect, ceiling light point, wall mounted boiler, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and concealed extractor hood over, space for fridge/freezer and opening to:

Utility Area 2'9" x 8'1"

Door to side aspect, ceiling light point, part tiled walls, tiled flooring, plumbing for washing machine and bi-folding door to:

Ground Floor Bathroom 6'8" x 7'6"

Window to side aspect, ceiling light point, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

Leading from reception room two stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point and doors to:

Bedroom One 11'5" x 14'11" max

Window to front aspect, ceiling light point, wood flooring and radiator.

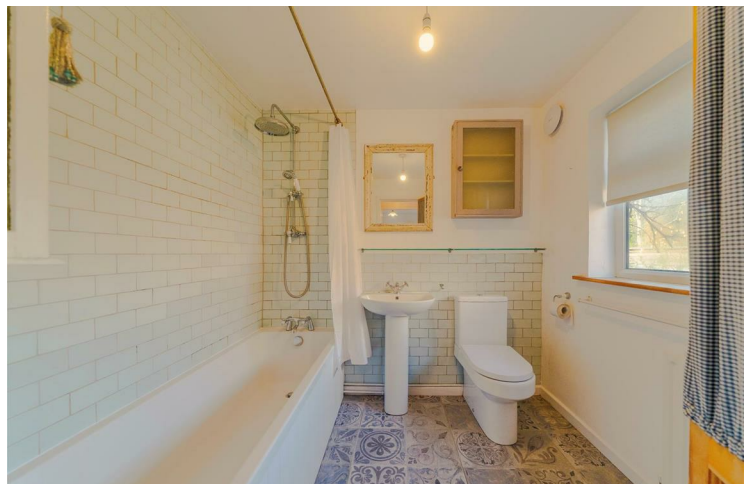
Bedroom Two 11'4" x 11'8" into recess

Window to rear aspect, ceiling light point, loft access, radiator and built-in over stair storage cupboard.

Outside

Rear Garden

Accessed via a gated shared side passageway or the utility area and benefits from paved pathway leading to raised paved patio area, timber shed, lawn area with raised planted bed to side, archway with pathway leading to further raised patio area and double gates to rear.





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 are advised that there is a right of way for this property to pass over the gardens of the neighbouring property to access a shared side passageway.

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.

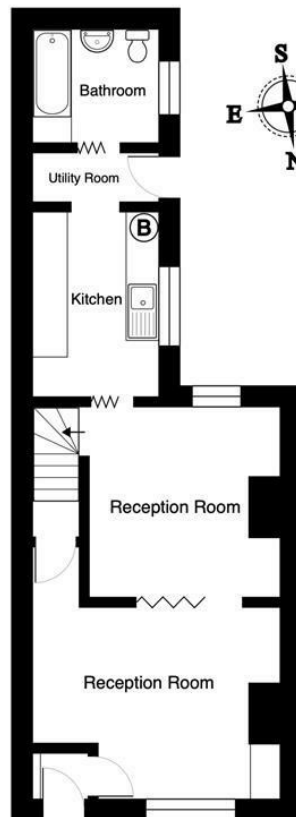
COUNCIL TAX BAND

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

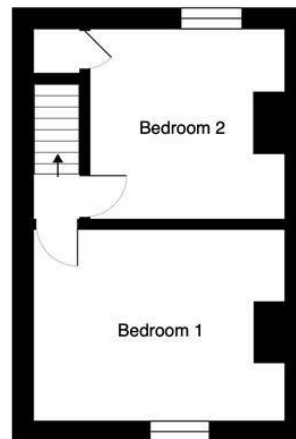




Ground Floor
Floor Area: 47.7 m² ... 513 ft²



First Floor
Floor Area: 32.5 m² ... 350 ft²



20 Albert Road, Kings Heath, B14 7HE.

Total Area: approx 80.20sqm...864sqft

All measurements are approximate and for display purposes only
Please verify all information
Contact the 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.

