



HERITAGE ESTATE AGENCY



Flat 4, 120 Haunch Lane, Kings Heath, Birmingham, B13 0PY
£190,000

A Two Bedroom Ground Floor Maisonette



**Haunch Lane comprises in further detail:**

The property is set back from road and approached via gated access to garden with pathway leading to main entrance door opening to:

Entrance Porch

Windows to front and side aspects and door to:

Entrance Hallway

Coved ceiling, two ceiling light points, wood effect flooring, radiator and doors to:

Built-In Storage Cupboard

Wall mounted light point.

Lounge/Dining Room 16'1" x 11'8"

Window with French style doors to front aspect opening to garden, coved ceiling, ceiling light point, opening to kitchen and radiator.

Kitchen 11'8" x 7'8" excl door recess

Window to rear aspect, coved ceiling, ceiling spot lights, opening to lounge/dining room, dark grey tiled Karndean flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl Franke sink and drainer unit with mixer tap over, integrated eye level oven and four ring gas hob with extractor hood over, space for fridge/freezer and washing machine, integrated dish washer and door to:

Built-In Storage Cupboard

Ceiling light point and shelving.

Bedroom One 12' x 10'10"

Window to front aspect, coved ceiling, ceiling light point, radiator and a range of fitted wardrobes with sliding doors.

Bedroom Two 12'1" max x 10'10" max

Window to rear aspect, coved ceiling, ceiling light point, radiator, cupboard housing boiler and a range of fitted wardrobes with sliding doors.

Shower Room 8'2" max x 6'7" max

Obscured window to side aspect, coved ceiling, ceiling spot lights, part tiled walls, dark grey tiled Karndean flooring, built-in cupboard with shelving, heated towel rail and a suite comprising: shower cubicle with wall mounted mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside**Garden**

Accessed via the lounge/dining room and benefits from paved seating area with raised planted beds, step up to paved area, lawn area with planted beds to sides. pathway to archway leading to paved area, planted beds and shed.

Garage En-Bloc

Double doors to front aspect.

Lease Details

Approx term remaining:- 126 years (189 years from 29.09.1963)

Ground Rent - Peppercorn

Service Charge - £0.00

The vendor(s) have provided the information relating to the lease 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 vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Notes:

1. We are advised by the vendor that the lease restricts the following:

- not at any time to make any alterations modifications or additions to the maisonette hereby demised
- not to use the maisonette hereby demised otherwise than as a single private dwelling house for the occupation of one family and





not to take in lodgers

- no clothes or other articles shall be hung or exposed outside the demised premises from any of the windows or doors therein
- no vehicle other than a private motor car or small van shall be kept in the garage

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.

2. We have not been able to verify whether works/extensions to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

3. We are advised by the vendors that the access road from Haunch Lane to the property is a private road and as such is not maintained by the local council. We understand the residents are jointly responsible for the upkeep of the accessway.

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

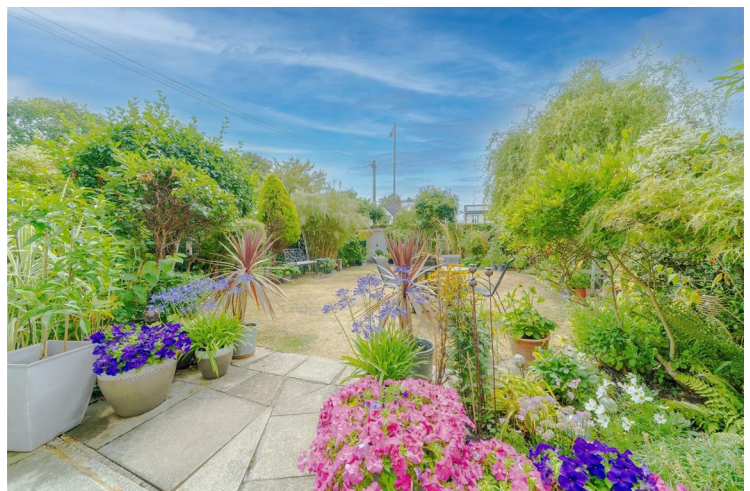
The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





Flat 4, 120 Haunch Lane, Kings Heath, B13 0PY.



Total Area: approximately 70.3 m² ... 757 ft²

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

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.

