



HERITAGE ESTATE AGENCY



20 Drayton Road, Kings Heath, Birmingham, B14 7LR

Offers In Excess Of £350,000

A Three Bedroom Mid Terrace Property



**Drayton Road comprises in further detail:**

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

Entrance Vestibule

Coved ceiling, ceiling light point, original style tiled flooring, wall mounted electric meter and door to:

Entrance Hallway

Part coved ceiling, two ceiling light points, original style Minton tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14' max x 10'11" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wooden flooring, built-in cupboards with shelving above, radiator, feature fire surround and hearth.

Reception Room Two 12'11" x 11'9" max

French style doors with window over to rear aspect opening to rear garden, ceiling light point, wooden flooring, vertical column style radiator and door to under stair storage pantry.

Kitchen 12'3" x 8'5" max

Window to side aspect, ceiling spot lights, wood effect flooring, wall mounted column style radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink unit with mixer tap over, space for Range style cooker and fridge/freezer, plumbing for dish washer and openings to:

Utility Area

Plumbing for washing machine, space for tumble dryer, wall mounted boiler and shelving.

Pantry 6'11" x 8'1"

Window to side aspect and ceiling light point.

First Floor Accommodation

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

Landing

Two ceiling light points, loft access, radiator and doors to:

Bedroom One 11'11" x 10'7" max

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

Bedroom Two 10'3" x 10" max

Window to rear aspect, ceiling light point, wooden flooring and radiator.

Bedroom Three 11'11" x 5'9"

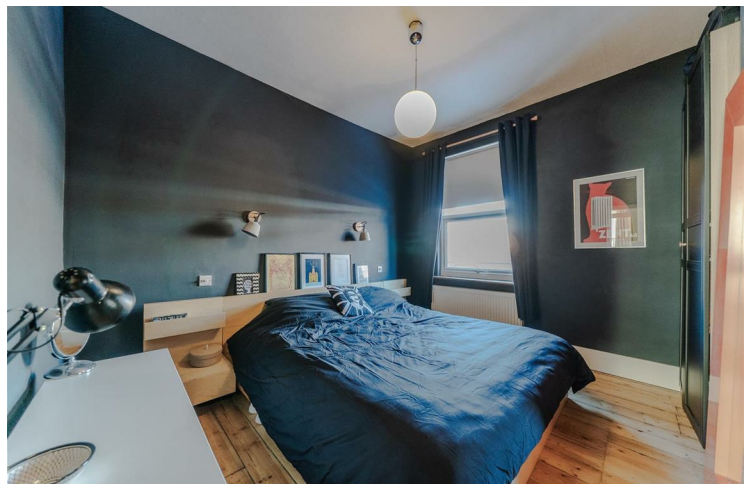
Window to front aspect, ceiling light point, radiator and wooden flooring.

Study 7'8" x 3'3"

Ceiling light point, wall mounted light point and wood effect flooring.

Bathroom 11'3" max x 8'3" max

Window to side aspect, ceiling spot lights, extractor fan, two wall mounted light points, part tiled walls, tiled flooring, column style radiator with towel rail and a bathroom suite comprising: shower area with wall mounted chrome mixer shower over, roll top bath with telephone style mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.





Outside

Rear Garden

Accessed via a gated shared side passageway or reception room two and benefits from pathway with planted bed to side leading to patio area with potting shed, lawn area with paved pathway leading to raised planted bed 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 by the vendors of Drayton Road that the property is in close proximity to St Dunstan's Catholic Primary School.

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

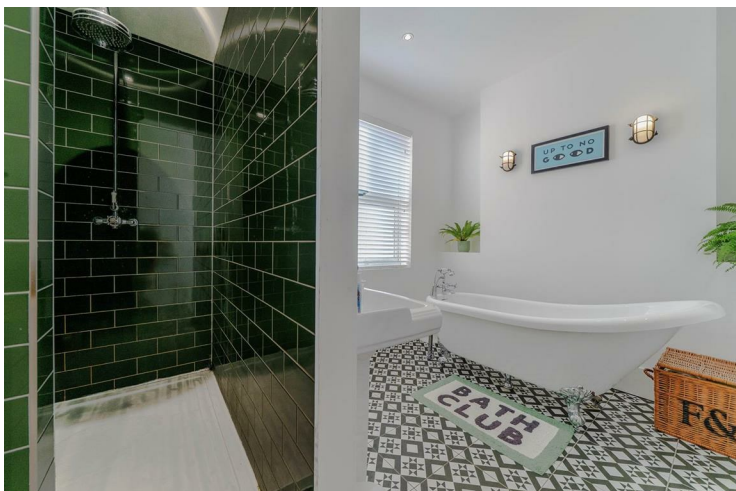
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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: 57.8 m² ... 622 ft²



20 Drayton Road, Kings Heath, Birmingham.

Total Area: approximately 112.7 m² ... 1213 ft² (Excluding Shed)

All measurements & info are approximate
This plan is 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.

