



HERITAGE ESTATE AGENCY



46 Waterloo Road, Kings Heath, Birmingham, B14 7SD
£270,000

A Three Bedroom Mid Terrace Property



**Waterloo 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 steps up to:

Open Canopy Porch

Main entrance door with window over opening to:

Reception Room One 12'10" max x 12' max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, floor mounted gas meter, wall mounted electric meter, radiator and door to:

Reception Room Two 11'3" excl recess x 12' max

Window to rear aspect, ceiling light point, door to stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Pantry

Wall mounted light point.

Kitchen 13'8" x 6'11"

Two windows to side aspect, ceiling light point, 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, space for cooker with extractor hood over, integrated concealed washing machine, concealed boiler and door to:

Rear Lobby

Door to side aspect opening to rear garden, ceiling light point and door to:

Ground Floor Bathroom 9' x 6'8"

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with telephone style mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Landing

Ceiling light point, loft access and doors to:

Bedroom One 11'4" x 13'10" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 11'4" x 10'9" max

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

Bedroom Three 13'7" max x 6'11"

Window to rear aspect, ceiling light point and radiator.

Outside**Rear Garden**

Accessed via a gated shared side access or the inner lobby and benefits from paved pathway with step up to patio and lawn area.

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. Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby.

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





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Birmingham, B14 7SD.

Total Area: approximately 93.6 m² ... 1007 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.

