



HERITAGE ESTATE AGENCY



64 Addison Road, Kings Heath, Birmingham, B14 7EW
£300,000

A Three Bedroom Mid Terrace Property





Addison Road comprises in further detail:

The property is set back from the road and approached via paved fore garden with dwarf wall to front and pathway leading to step up to main entrance door with fan light over opening to:

Entrance Vestibule

Ceiling light point, wall mounted electric meter, wood effect flooring and opening with stained glass window over opening to:

Entrance Hallway

Window to side aspect, door to side aspect opening to rear garden, two ceiling light points, stairs rising to first floor accommodation, two radiators and doors to:

Cellar 11'1" x 11'4"

Reception Room One 12'11" max x 11'8"

Bay window to front aspect, ceiling light point, gas meter and radiator.

Reception Room Two 11'5" x 11'9"

Window to rear aspect, part coved ceiling, ceiling light point and radiator.

Kitchen 16'4" x 8'11"

Windows to side and rear aspects, ceiling light point, wood effect 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 sink and drainer unit with mixer tap over, cooker with extractor hood over and space for washing machine.

First Floor Accommodation

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

Split Level Landing

Two windows to side aspect, three ceiling light points, loft access, two radiators and doors to:

Bedroom One 11'4" max x 17' max

Two windows to front aspect, ceiling light point and radiator.

Bedroom Two 11'5" x 13'4" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 5'5" x 9'1"

Window to rear aspect, ceiling light point, wall mounted boiler and fitted shelving.

Shower Room 10'4" x 5'11"

Ceiling light point, extractor fan, part tiled walls, radiator and a suite comprising: corner shower cubicle with electric shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side passageway or the hallway and benefits from paved area leading to decked area with access to outbuildings 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.

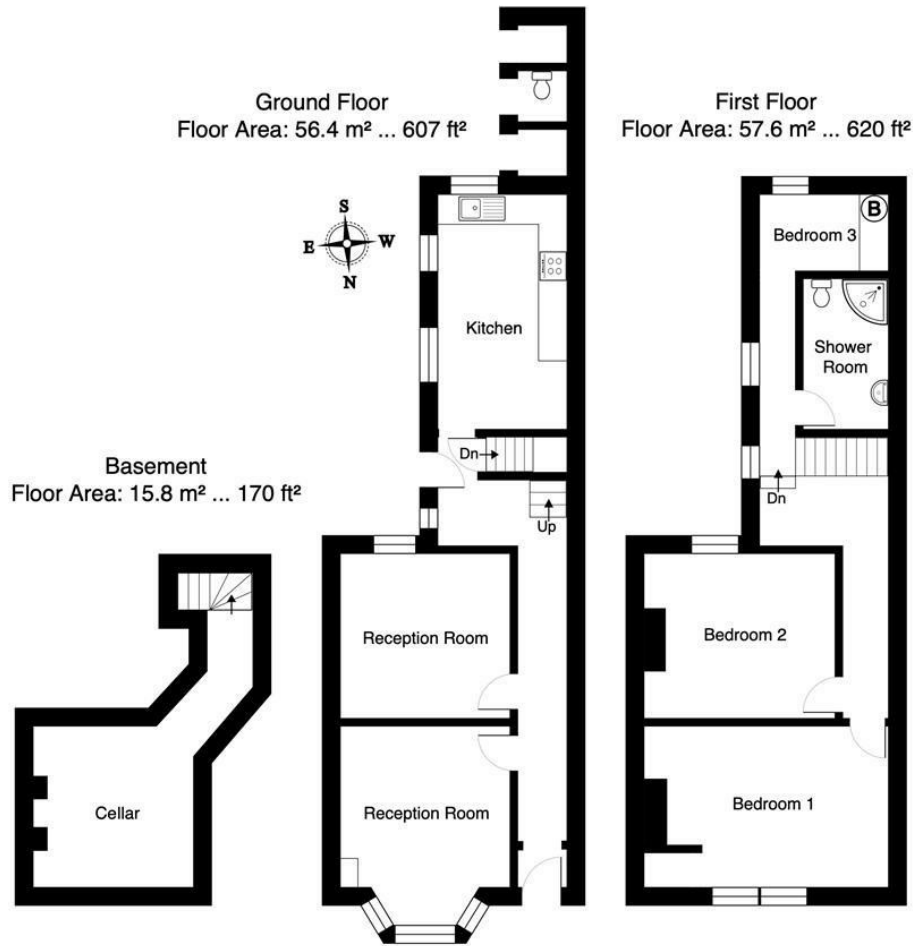
GENERAL INFORMATION

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





64 Addison Road, Kings Heath, Birmingham, B14 7EW.

Total Area: approximately 129.7 m² ... 1396 ft² (excluding 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

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.

