



HERITAGE ESTATE AGENCY



21 Maurice Road, Kings Heath, Birmingham, B14 6DL
£450,000

A Three Bedroom Semi-Detached Property





Maurice Road comprises in further detail:

The property is set back from the road and approached via block paved driveway leading to garage, planted bed, pathway to gated side access and step up to main entrance doors opening to:

Entrance Vestibule

Ceiling light with ceiling rose, tiled flooring and door opening to:

Entrance Hallway

Obscured windows to front aspect, ceiling light point with ceiling rose, picture rail, stairs rising to first floor accommodation, radiator and doors to:

Sitting Room 12'5" x 12'6"

Window to front aspect, two stained glass windows to side aspect, coved ceiling, ceiling light point, picture rail, part panelled walls and feature recess to chimney breast with coal effect electric stove set on hearth.

Ground Floor W.C.

Ceiling spot lights, wood effect tiled flooring, heated towel rail, mirror with illumination and shaver socket, vanity unit with wash hand basin and inset low level flush w.c. Door to:

Garage

Double doors to front aspect, ceiling strip light and electric meter.

Open Plan Living Space - Dining Area 11'2" x 11'3" max

Opening to garden room, coved ceiling, ceiling light point with ceiling rose, picture rail, part panelled walls, radiator and opening to:

Lounge Area 11'2" x 10'1"

Coved ceiling, ceiling light with ceiling rose, picture rail, part panelled walls, feature recess to chimney breast with coal effect gas stove set on hearth and opening to:

L Shaped Garden Room 11'3" max x 16'11" max

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, wood effect flooring and radiator.

L Shaped Breakfast Kitchen 16'4" max x 10'7" max

Windows to front and side aspects, Velux window, French style doors to rear aspect opening to rear garden, tiled flooring, 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 Range style cooker with concealed extractor hood over, integrated fridge/freezer and washing machine.

First Floor Accommodation

Leading from the entrance hallway a turning staircase rises to first floor accommodation leading onto:

Landing

Window to front aspect, ceiling light point, picture rail, part panelled walls and doors to:

Built-In Cupboard

Housing boiler.

Bedroom One 14'11" max x 12'6"

Bay window to front aspect, ceiling light point, picture rail, part panelled walls and column style radiator.

Bedroom Two 11'2" x 11'3" max

Window to rear aspect, ceiling light point with ceiling rose, picture rail and radiator.

Bedroom Three 11'2" x 10'

Window to rear aspect, ceiling light point, part panelled walls, picture rail and radiator.





Bathroom 6'11" max x 6'9" max

Obscured window to side aspect, ceiling spot lights, loft access, extractor fan, fitted mirror, tiled walls, wood effect tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access, the garden room or the breakfast kitchen and benefits from patio area with planted beds, lawn area with pathway to side leading to circular pond, planted beds with pathway leading to greenhouse, timber shed and feature Pergola.

Agent Note:

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.

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.

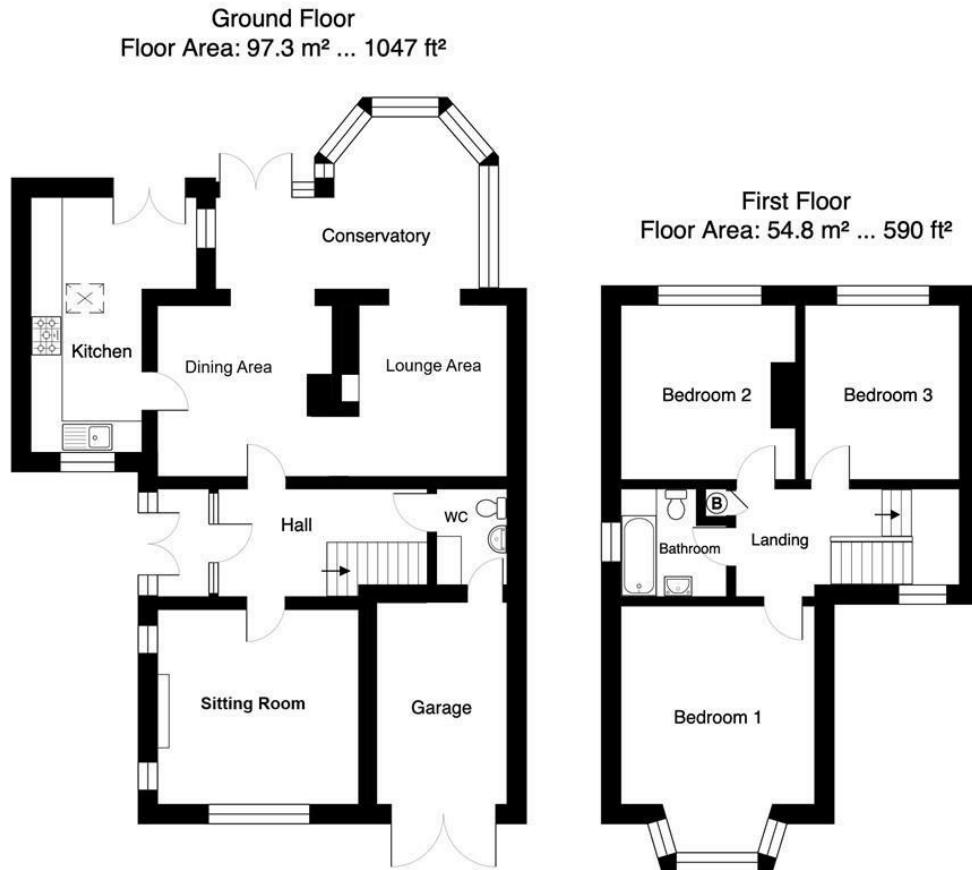
GENERAL INFORMATION

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 D





21 Maurice Road, Kings Heath, Birmingham, B14 6DL.

Total Area: approximately 152.1 m² ... 1637 ft²

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

