



# HERITAGE ESTATE AGENCY



**58 Avenue Road, Kings Heath, Birmingham, B14 7TJ**

**£325,000**

**A Two Bedroom Mid Terrace Property**







### **Avenue Road comprises in further detail:**

The property is set back from the road and approached via paved driveway leading to main entrance door with window over opening to:

#### **Reception Room One 14'5" into bay x 11'7" max**

Bay window to front aspect, coved ceiling, ceiling light point, wall mounted light point, picture rail, fitted shelves to recesses, storage cupboard, wood flooring, radiator, feature recess to chimney breast with tiled surround, log burner set on tiled hearth and door to:

#### **Reception Room Two 12'11" x 11'7"**

Window to rear aspect, coved ceiling, ceiling light point, picture rail, wood flooring, radiator and door to:

#### **Inner Lobby**

Ceiling light point, wood effect flooring, stairs rising to first floor accommodation with under stair storage cupboard, radiator and door to:

#### **Breakfast Kitchen 19' x 6'3"**

Two windows to side aspect, sky light, French style doors to rear aspect opening to rear garden, four ceiling light points, wood flooring and a fitted kitchen comprising: a range of wall, drawer and base unit with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with electric hob and extractor hood over, plumbing for washing machine, integrated dish washer and fridge/freezer, radiator and column style vertical radiator.

#### **First Floor Accommodation**

Leading from the inner lobby stairs a turning staircase rises to first floor accommodation leading onto:

#### **Split Level Landing**

Window to side aspect, two ceiling light points, loft access and doors to:

#### **Bedroom One 12'4" x 11'7" max**

Two windows to front aspect, ceiling light point, radiator and a range of built-in wardrobes.

#### **Bedroom Two 12'11" x 8'6"**

Window to rear aspect, ceiling light point and radiator.

#### **Bathroom**

Obscured window to rear aspect, ceiling light point, part tiled walls, tiled flooring, column style radiator with towel rail and a bathroom suite comprising: shower cubicle with rain fall style shower and additional shower head over, panelled bath with telephone style mixer tap and shower attachment over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Outside**

#### **Rear Garden**

Accessed via the breakfast kitchen and benefits from paved area with step up to further seating area and rear gated access.

#### **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 Vendor that the property has





the benefit of a shared access way to the rear of the property leading from Grange Road.

3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property over looks Kings Heath Park.

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**

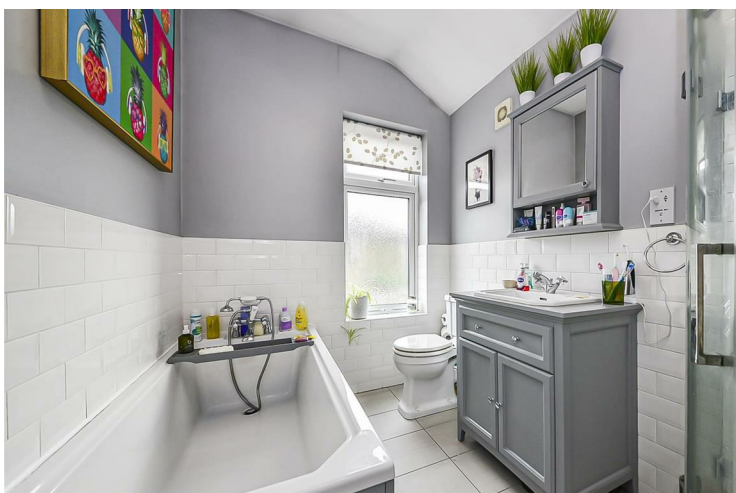
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### **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.

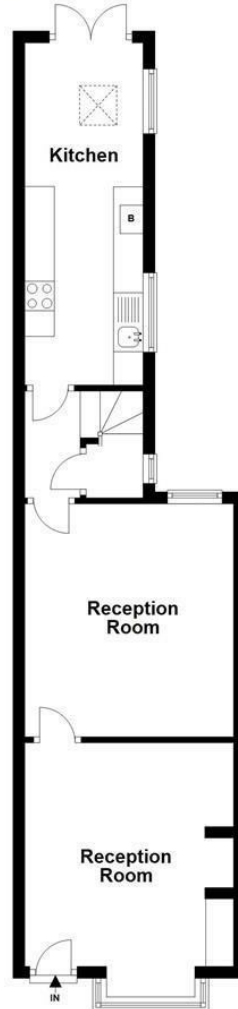
### **COUNCIL TAX BAND**

The vendor has informed us that the property is located within Birmingham City Council - Band C

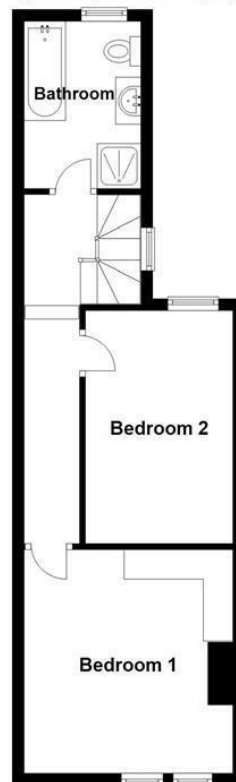




**Ground Floor**  
Approx. 44.1 sq. metres (474.6 sq. feet)



**First Floor**  
Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 81.8 sq. metres (880.0 sq. feet)

Disclaimer

Floorplan for illustrative purposes only  
Measurements approximate and not to scale  
Please check all information prior to decision making  
For more information please contact the agent

**VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

