



HERITAGE ESTATE AGENCY



45 Twynning Road, Stirchley, Birmingham, B30 2XY

£280,000

A Two Bedroom Mid Terrace Property





Twynning Road comprises in further detail:

The property is set back from the road and approached via shared gated entrance to fore garden with dwarf wall to front, paved area with mature shrub and blue brick pathway leading to step up to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Hallway

Ceiling light point, built-in cupboards housing gas and electric meters, part panelled walls to half height, tiled flooring and doors to:

Reception Room One 16'6" max into stairs x 8'10" max

Bay window to front aspect, coved ceiling, ceiling light point, wood effect flooring, stairs rising to first floor accommodation with cupboard beneath, radiator and original style feature fire place.

Reception Room Two 12'5" excl recess x 11'9" max

Window to rear aspect, ceiling light point, wood effect flooring, radiator, feature fire place and door to:

Kitchen 14'1" x 6'10"

Window to rear aspect, door to side aspect opening to rear garden, ceiling spot lights, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink unit with mixer tap over, space for cooker with extractor hood over and fridge/freezer, plumbing for washing machine and dish washer.

First Floor Accommodation

Leading from reception room one stairs rise to first floor accommodation leading onto:

Landing

Ceiling spot lights, loft access and doors to:

Bedroom One 11'3" x 12' max

Two windows to front aspect, coved ceiling, ceiling light point, radiator and built-in over stair storage cupboard.

Bedroom Two 12'3" x 8'8" max

Window to front aspect, ceiling light point, wood flooring, radiator and original style feature fire place with tiled hearth.

Bathroom 14'3" max x 6'11" max

Obscured window to rear aspect, two ceiling light points, extractor fan, part tiled walls, built-in cupboard housing boiler, heated towel rail, wall mounted vertical contemporary style radiator and a bathroom suite comprising: panelled bath with mixer shower over, pedestal wash hand basin and low level flush w.c.

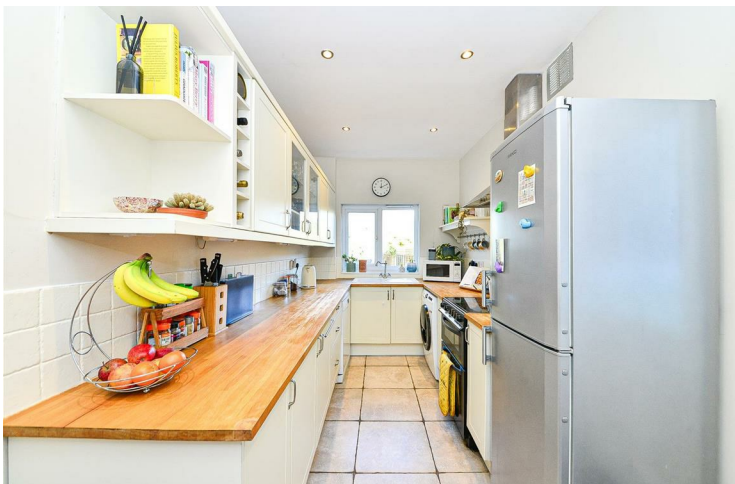
Outside

Rear Garden

Accessed via the kitchen and benefits from blue brick pathway leading to seating area, lawn area, planted bed, Pergola leading to blue slate chipped area, shed and gated rear 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 there is a shared access way to the rear of the garden leading from Twynning Road.

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.

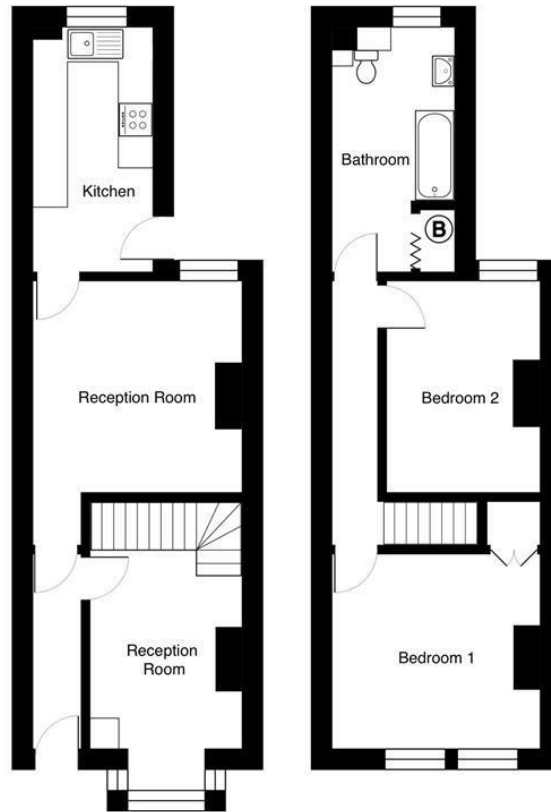
COUNCIL TAX BAND

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





Ground Floor Area: approx 40.9 m² ... 440 ft² **First Floor** Area: approx 40.0 m² ... 430 ft²



45 Twynning Road, Stirchley, B30 2XY.

Total Area: approx 80.9 m² ... 870 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact 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.

