



HERITAGE ESTATE AGENCY



99 Grange Road, Kings Heath, Birmingham, B14 7RX

£275,000

A Two Bedroom Mid Terrace Property





Grange Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall to front, paved area, planted beds and pathway leading to step up to main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling light point, gas meter and door with window over opening to:

Entrance Hallway

Coved ceiling, ceiling light point, wood effect flooring, door to reception room two and opening to:

Reception Room One 13'1" max x 8'5" max

Bay window to front aspect with built-in cupboard beneath, ceiling light point, two wall mounted light points, wood effect flooring and radiator.

Reception Room Two 12'3" excl recess x 12'1" max

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

Under Stair Storage Pantry

Wall mounted light point.

Kitchen 13' max x 7'5"

Two windows to side aspect, ceiling light point, 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, integrated double oven and five ring gas hob with

extractor hood over, integrated fridge and freezer, plumbing for dishwasher and opening to:

Utility Room 4'5" x 7'1"

Velux window, door to rear aspect opening to rear garden, ceiling spot lights, tiled flooring, base unit with work surface over, plumbing for washing machine, wall mounted boiler and built-in storage cupboard.

First Floor Accommodation

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

Landing

Ceiling spot lights, radiator and doors to:

Bedroom One 11'3" x 12'2" max

Window to front aspect, coved ceiling, ceiling light point, radiator, built-in over stair storage cupboard with loft access and ladder.

Bedroom Two 12'3" x 9'3" max

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

Bathroom 12'11" x 7'4"

Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls and flooring, heated towel rail, contemporary style radiator, a range of wall mounted toiletry cupboards and a fitted bathroom suite comprising: panelled bath with mixer tap and shower attachment over, walk-in shower area with glazed screens and wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.





Outside

Rear Garden

Accessed via the utility room and benefits from paved pathway leading to paved seating area, raised decked seating area, planted beds and chipped pathway leading to gated rear access.

Agent Note:

We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Grange Road.

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.

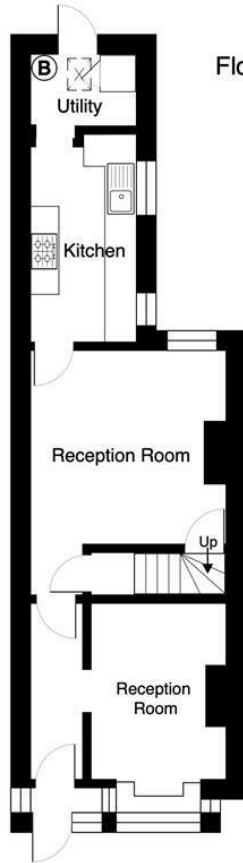
COUNCIL TAX BAND

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

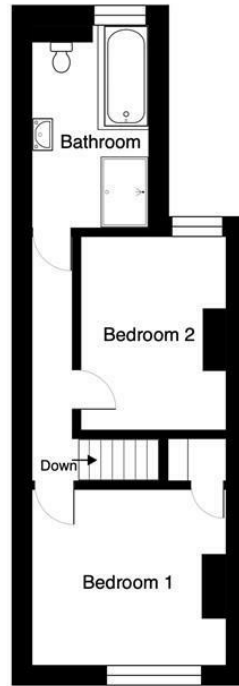




Ground Floor
Floor Area: 44.7 m² ... 481 ft²



First Floor
Floor Area: 40.0 m² ... 430 ft²



99 Grange Road,
Kings Heath, B14 7RX.

Total Area: approximately 84.6 m² ... 911 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

