



HERITAGE ESTATE AGENCY



106 Doversley Road, Kings Heath, Birmingham, B14 6NW
£325,000

A Three Bedroom Detached Property





Doversley Road comprises in further detail:

The property is set back from the road and approached via fore garden with shaped lawn having planted bed to side, block paved driveway leading to gated side access and step up to:

Open Canopy Porch

Ceiling light point and main entrance door opening to:

Entrance Hallway

Obscured window to side aspect, ceiling light point, built-in meter cupboard, wood Parquet style flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 12'7" max x 9'11" max

Bay window to front aspect, ceiling light point, radiator and feature fire surround with inset coal effect gas fire set on hearth.

Reception Room Two 12'10" x 9'11" max

Windows to rear aspect, ceiling light point, radiator, feature brick fire surround with inset coal effect gas fire set on hearth and French style doors opening to:

Conservatory 9'10" max x 10'6" max

Windows to side and rear aspects, French style doors opening to rear garden, ceiling light point with fan, wood effect flooring and radiator.

Kitchen 13'10" x 5'7" excl recess

Windows to side and rear aspects, door to side aspect opening to rear garden, two ceiling light points, wood Parquet style flooring, wall mounted boiler 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 cooker with extractor hood over, integrated

dish washer and freezer, space for fridge and plumbing for washing machine.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 13' into bay x 9'11" max

Bay window to front aspect, ceiling light point, radiator and a range of fitted wardrobes.

Bedroom Two 12'10" x 9'11" max

Window to rear aspect, ceiling light point, radiator and fitted wardrobes with sliding doors.

Bedroom Three 8'9" x 5'9"

Window to front aspect, ceiling light point, wood effect flooring and radiator.

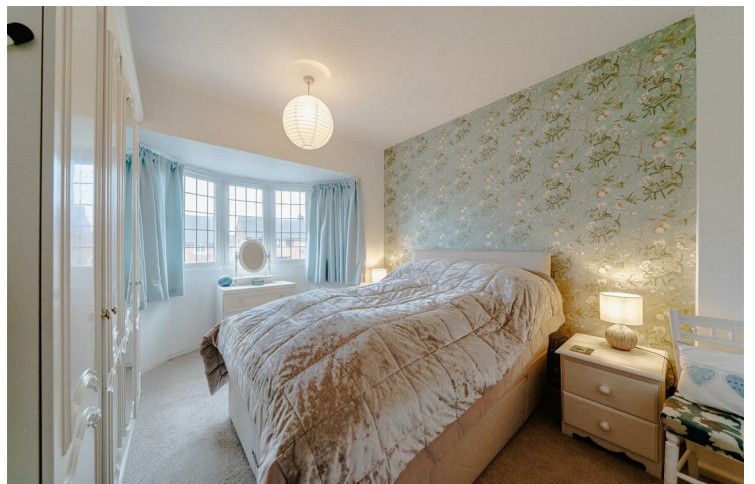
Bathroom 6'2" x 5'7"

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, wood effect flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, vanity unit with inset wash hand basin having mixer tap over and inset low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side passageway, the kitchen or conservatory and benefits from paved patio area, shaped lawn with shaped planted beds to sides, gravel area and paved area with pedestrian door opening to:





Double Rear Garage 16'5" x 16'

Two double doors to front aspect and window to rear aspect.

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 Doversley Road.

3. We are advised by the vendors of Doversley Road that the property is in close proximity to St Bede Brandwood Church.

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.

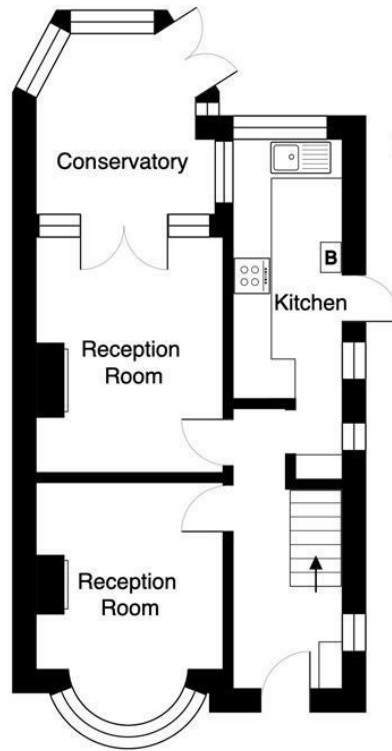
COUNCIL TAX BAND

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





Ground Floor
Floor Area: 48.7 m² ... 524 ft²



First Floor
Floor Area: 36.3 m² ... 391 ft²



106 Doversley Road,
Kings Heath, B14 6NW.



Total Area: approximately 85.0 m² ... 915 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 | | |
| (81-91) 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 | |

