



HERITAGE ESTATE AGENCY



5 Norton View, Kings Heath, Birmingham, B14 6SS

£300,000

A Three Bedroom Semi-Detached Property



**Norton View comprises in further detail:**

The property is set back from the road and approached via lawned fore garden, planted border, block paved driveway leading to gated side access and steps up to patio doors opening to:

Entrance Porch

Windows to side aspect, tiled flooring and door opening to:

Entrance Hallway

Two windows to front aspect, ceiling light point, part panelled walls, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Pantry

Obscured window to side aspect, ceiling light point, boiler, electric meter and shelving.

Reception Room One 15'3" max x 11'5" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, two wall mounted light points, dado rail, radiator and feature fire surround with hearth.

Reception Room Two 11'1" x 9'10" max

Patio doors to rear aspect, ceiling light point with ceiling rose, wood effect flooring, radiator, panelled chimney breast with feature fire surround and tiled inset.

Kitchen 7'11" x 6'10"

Window and door to rear aspect opening to rear garden, ceiling strip light, panelled ceiling, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and extractor hood over, space for under counter fridge and plumbing for washing machine.

**First Floor Accommodation**

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

Landing

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

Bedroom One 12' x 11' max

Window to front aspect, coved ceiling, two ceiling light points and radiator.

Bedroom Two 11'1" x 8'11" max

Window to rear aspect, ceiling light point, radiator and fitted double wardrobe with storage cupboards above.

Bedroom Three 7'10" max x 7'11" max

Window to rear aspect, ceiling light point, radiator and built-in cupboard with double doors.

Shower Room 7'3" x 5'8"

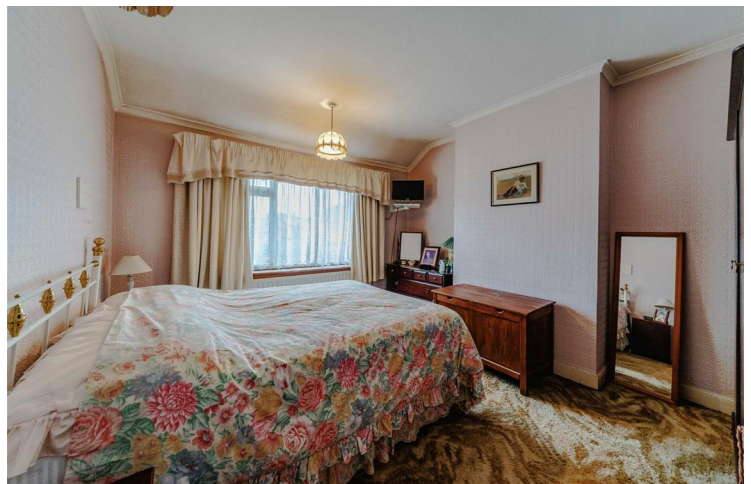
Obscured window to front aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: panelled shower cubicle with wall mounted chrome mixer shower over, vanity unit with wash hand basin and inset low level flush w.c.

Outside**Rear Garden**

Accessed via a gated side access, reception room two or the kitchen and benefits from paved patio, artificial lawn and central pathway with steps up to raised patio area.

Agent Notes:

1. We would advise interested parties that the seller of the property is acting as Executor and Probate has been





granted.

2. Heritage Estate Agency advise potentially interested parties that the property overlooks a petrol station and Colmore Junior and Infant School are nearby.

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.

Commercial premises

Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby.

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.

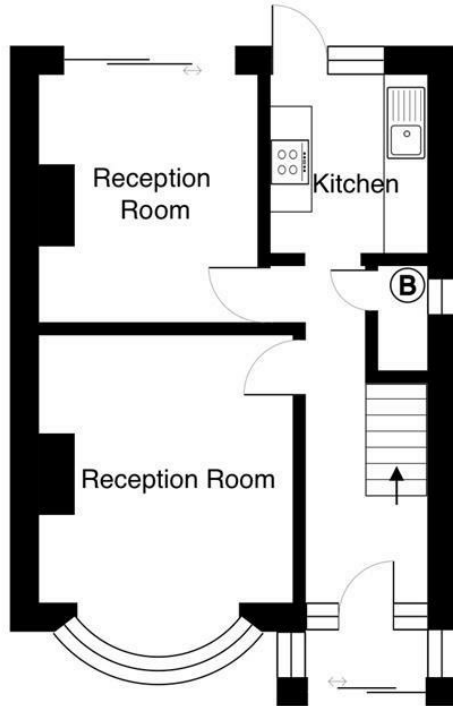
COUNCIL TAX BAND

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

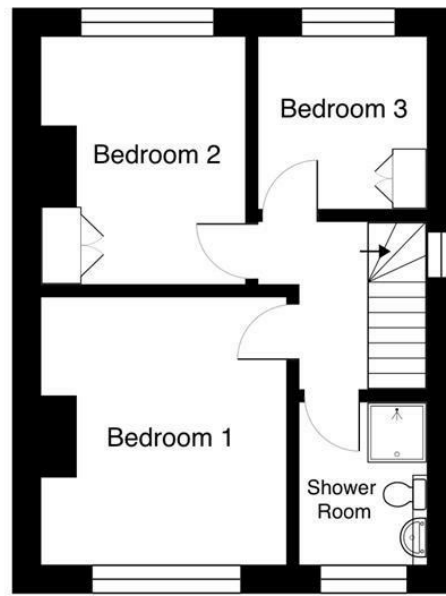




Ground Floor
Floor Area: 41.6 m² ... 447 ft²



First Floor
Floor Area: 38.4 m² ... 414 ft²



5 Norton View,
Kings Heath, B14 6SS.

Total Area: approximately 80.0 m² ... 861 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.

