

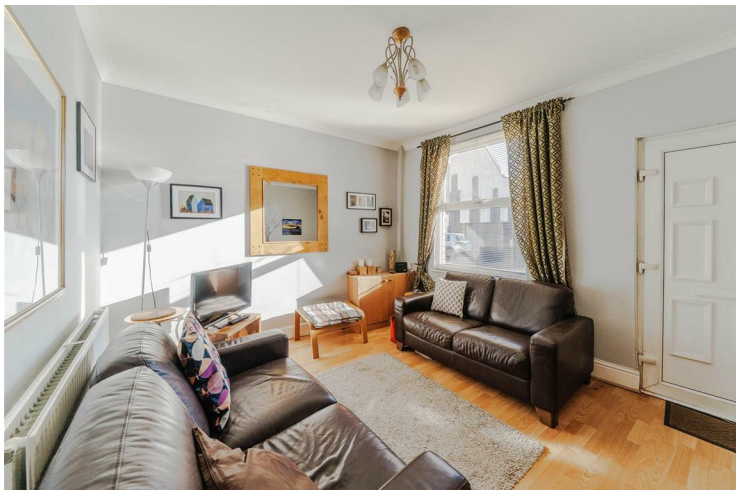


# HERITAGE ESTATE AGENCY



**15 Poplar Road, Kings Heath, Birmingham, B14 7AA**  
**£240,000**

**A Two Bedroom Mid Terrace Property with Loft Room**





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

The property is set back from the road and approached via public footpath leading to steps up to main entrance door opening to:

#### **Reception Room One 10'10" x 11'11"**

Window to front aspect, coved ceiling, ceiling light point, wood effect flooring, built-in cupboard housing meters, radiator and door to:

#### **Reception Area Two 11'7" x 11'10" excl recess**

Window to rear aspect, coved ceiling, two ceiling light points, door to stairs rising to first floor accommodation, wood effect flooring, radiator, opening to kitchen and door to:

#### **Under Stair Storage Pantry**

Ceiling light point and wood effect flooring.

#### **Kitchen 8' x 5'11"**

Windows to side and rear aspects, coved ceiling, ceiling light point, tiled walls and flooring, wall mounted boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for cooker and door with step down to:

#### **Lean To/Utility 8'3" x 4'7"**

Door to rear aspect, wall mounted light point, part tiled walls, tiled flooring, plumbing for washing machine and space for fridge/freezer.

#### **First Floor Accommodation**

Door from reception area two leads to first floor accommodation leading onto:

#### **Landing**

Ceiling light point, wood effect flooring, stairs rising to loft room and doors to:

#### **Bedroom One 11'1" x 11'11" max**

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

#### **Bedroom Two 8'10" x 6'5"**

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

#### **Shower Room 11'6" max x 4'11" max**

Obscured window to rear aspect, two ceiling light points, part panelled walls, part tiled walls, wood effect flooring, radiator and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit, mirror with down lights and low level flush w.c

#### **Loft Room 14'1" max x 11'10" max**

Velux window, ceiling light point, wood effect flooring and radiator.

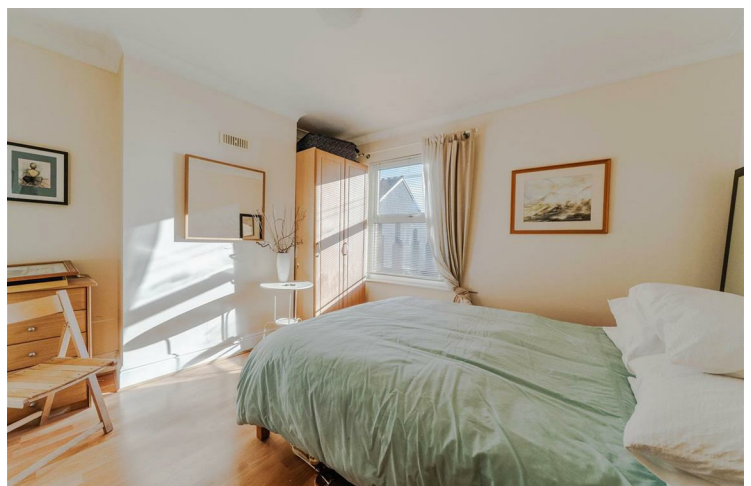
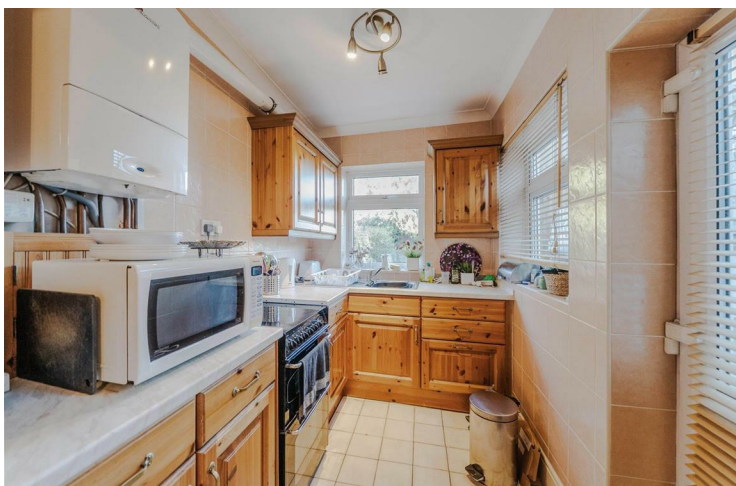
#### **Outside**

#### **Rear Garden**

Accessed via a gated shared side access or the lean-to/utility and benefits from being paved with various planted beds and shed.

#### **Agent Notes:**

1. We would advise interested parties that the seller of the property will be acting as an Executor and Probate has been granted.





2. 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.

3. Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby and parking restrictions.

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**

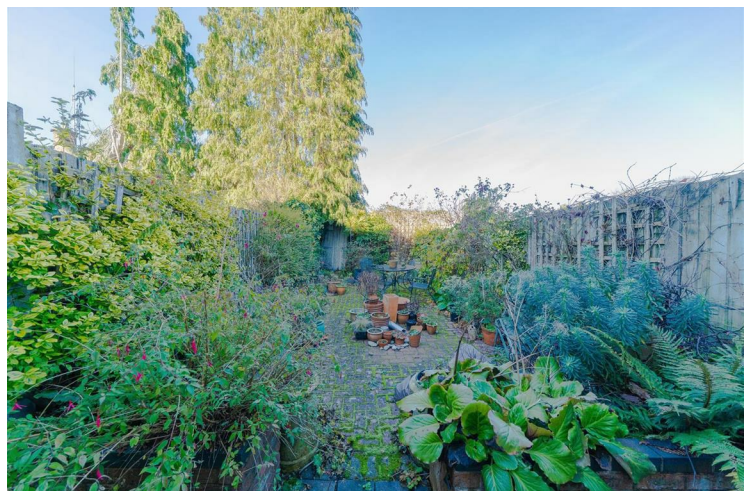
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### **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.

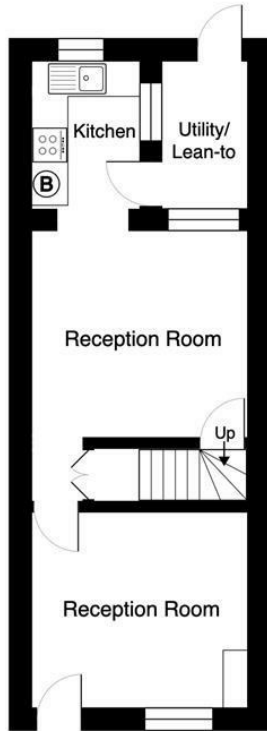
### **COUNCIL TAX BAND**

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

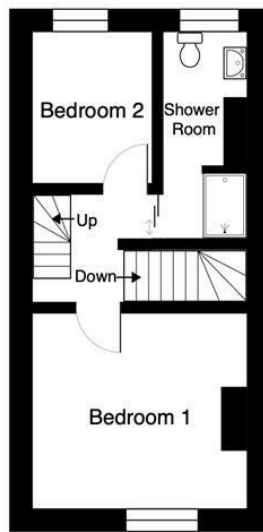




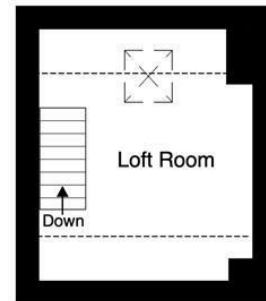
Ground Floor  
Floor Area: 40.1 m<sup>2</sup> ... 432 ft<sup>2</sup>



First Floor  
Floor Area: 29.4 m<sup>2</sup> ... 317 ft<sup>2</sup>



Attic



15 Poplar Road, Kings Heath, B14 7AA.

Total Area: approximately 69.5 m<sup>2</sup> ... 749 ft<sup>2</sup> (excluding loft room)

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all information  
Contact the agent for more details

**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.

