



# HERITAGE ESTATE AGENCY



**7 Maurice Road, Kings Heath, Birmingham, B14 6DL**

**£375,000**

**A Three Bedroom End Terrace Property**





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

The property is set back from the road and approached via fore garden with picket fencing to front, mature shrubs and trees, lawn areas, access to shared side passageway and winding pathway leading to step up to:

#### **Open Canopy Porch**

Main entrance door opening to:

#### **Entrance Hallway**

Obscured window to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation with storage area beneath, radiator and doors to:

#### **Reception Room One 10'11" max x 13'6"**

Window to front aspect, ceiling light point, wood effect flooring, radiator and feature recess to chimney breast with log burner set on tiled hearth.

#### **Reception Room Two 13'5" x 8'10" max**

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

#### **Kitchen 6'4" max x 13'4"**

Window to rear aspect, door to rear aspect opening to rear garden, ceiling light point, wall mounted boiler, radiator, tiled flooring and a fitted kitchen comprising: a range of 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 gas hob over, space for fridge/freezer, plumbing for washing machine and dish washer.

#### **Ground Floor W.C.**

Window to rear aspect, ceiling light point and low level flush w.c.

#### **First Floor Accommodation**

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

#### **Split Level Landing**

Window to front aspect, obscured window to rear aspect, ceiling light point, loft access, wall mounted gas heater and doors to:

#### **Bedroom One 10'11" max x 13'4"**

Window to front aspect, ceiling light point and radiator.

#### **Bedroom Two 8' max x 8'10" max**

Window to front aspect, ceiling light point, radiator and fitted wardrobe.

#### **Bedroom Three 6'5" max x 13'4"**

Window to rear aspect, ceiling light point and radiator. (With some restricted head height)

#### **Bathroom 5'2" x 7'7"**

Obscured window to rear aspect, ceiling light point, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

#### **Rear Garden**

Accessed via a gated shared side access or the





kitchen with steps down to paved area, brick built out building, lawn area, planted beds, shed, mature shrubs and trees.

### **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.

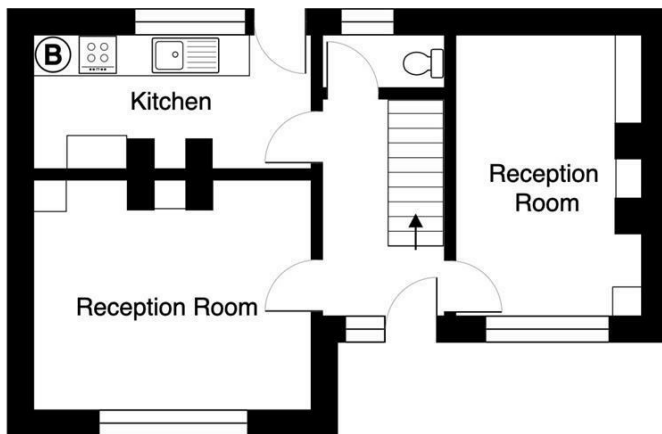
### **COUNCIL TAX BAND**

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

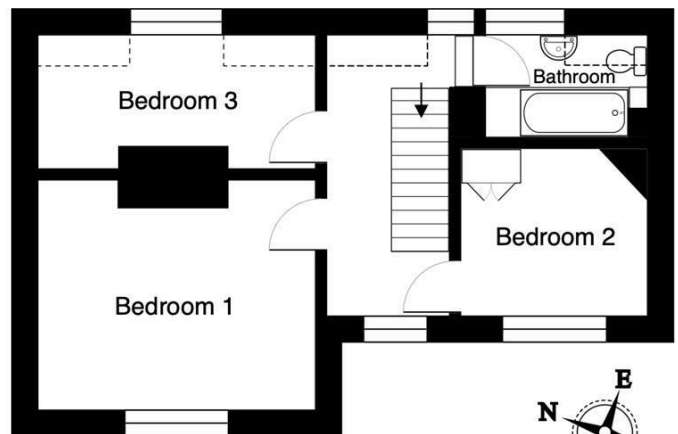




**Ground Floor**  
Floor Area: 42.2 m<sup>2</sup> ... 455 ft<sup>2</sup>



**First Floor**  
Floor Area: 42.3 m<sup>2</sup> ... 456 ft<sup>2</sup>



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**Total Area: approximately 84.6 m<sup>2</sup> ... 910 ft<sup>2</sup>**

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](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.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

