HERITAGE ESTATE AGENCY

4 Marldon Road, Kings Heath, Birmingham, B14 6BJ

£375,000

A Three Bedroom Semi-Detached Property

Marldon Road comprises in further detail:
The property is set back from the road and approached via fore garden with dwarf wall to front and pathway leading to steps rising to:

Open Canopy Porch
Main entrance door with window over opening to:

Entrance Vestibule
Ceiling light point, wall mounted electric meter, tiled flooring and door to:

Entrance Hallway
Ceiling light point, tiled flooring, radiator and door to:

Reception Area One 14'8" max x 12'5" max
Bay window to front aspect, ceiling light point, wooden floor boards, radiator and opening to:

Reception Area Two 12'3" max x 16'3" max
French style doors with windows over to rear aspect opening to rear garden, ceiling light point, radiator, feature fire surround with coal effect gas fire set on hearth and door to:

Inner Lobby
Ceiling light point, stairs rising to first floor accommodation, built-in storage cupboard, radiator and door to:

Breakfast Kitchen 18' x 10'5" max
Bay window to side aspect, further windows to side and rear aspects, two ceiling light points, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink with mixer tap over, integrated eye level double oven and four ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, radiator and doors with step down to:

Under Stair Storage Pantry
Obscured window to side aspect, wall mounted light point, wall mounted boiler and tiled flooring.

Rear Lobby/Lean To
Door to side aspect opening to rear garden, wall mounted light point, tiled flooring and door to:

Ground Floor W.C/Lean To 8'5" x 3'3"
Obscured window to side aspect, wall mounted electric heater, tiled flooring, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation
Leading from the inner lobby stairs rise to first floor accommodation leading onto:

Split Level Landing
Two obscured windows to side aspect, part coved ceiling, two ceiling light points, two wall mounted light points, part wood flooring, stairs rising to second floor accommodation, radiator and doors to:

Bedroom One 12'4" x 16'4" max
Three windows to front aspect, coved ceiling, two ceiling light points and radiator.

Bedroom Two 9'3" x 12'10"
Window to rear aspect, coved ceiling, ceiling light point, radiator and built-in storage cupboard.

Bathroom 12'7" x 9'3" max
Obscured window to rear aspect, two ceiling light points, part tiled walls, wooden floorboards, two radiators and a bathroom suite comprising: free standing roll top bath with telephone style mixer tap and shower attachment over, corner shower cubicle with mixer shower over, pedestal wash hand basin and low level flush w.c.

Second Floor Accommodation
Leading from the first floor landing stairs rise to second floor accommodation leading to:

Bedroom Three 19'10" max x 16'4" max
Window to front aspect, two Velux windows, six wall mounted light points, part panelled walls, fitted shelving wooden floorboards, radiator and access to eaves storage. (With some restricted head height)

Outside

Rear Garden
Accessed via a gated shared side passageway, reception area two or the rear lobby and benefits from paved pathway with planted bed to side leading to paved seating area, lawn area, planted beds, shed and wildlife area to rear.

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.

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.

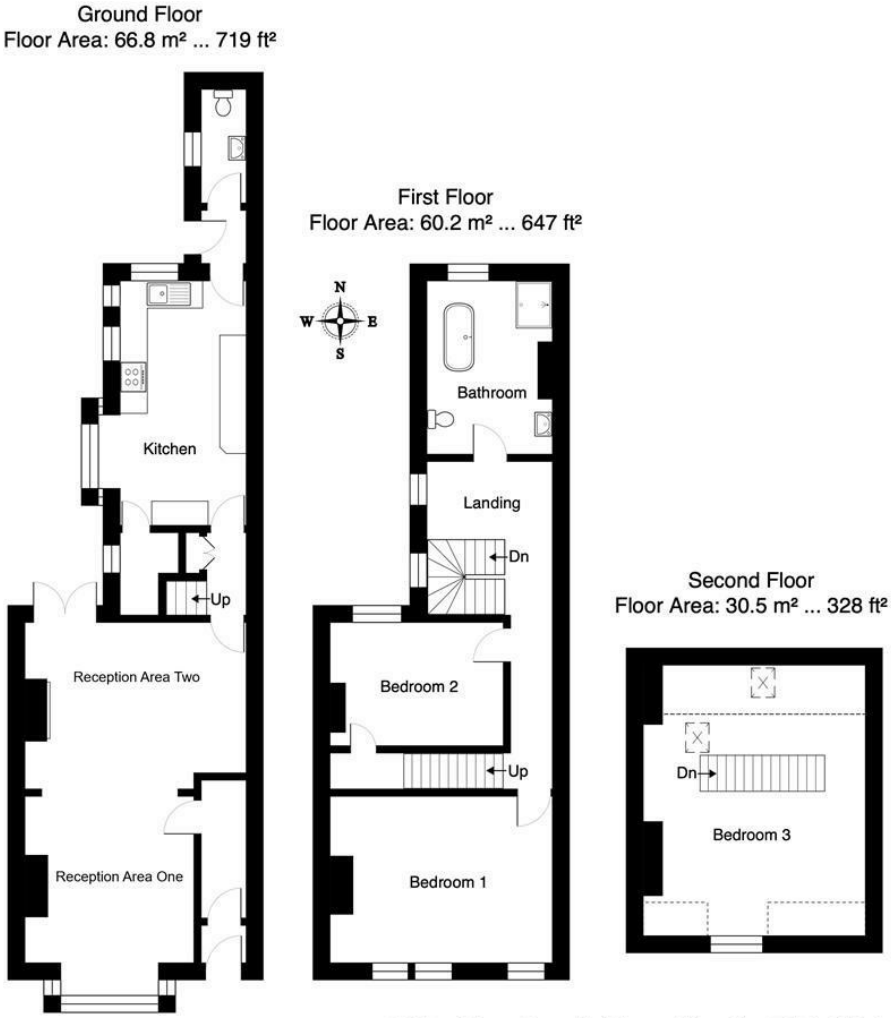
FIXTURES AND FITTINGS
Only those items expressly mentioned in the sales particulars will be included in the sale price.

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 D



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Total Area: approximately 157.5 m² ... 1695 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'
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E-mail:- info@heritage-estates.co.uk
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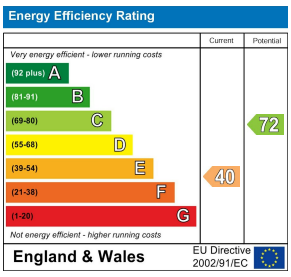
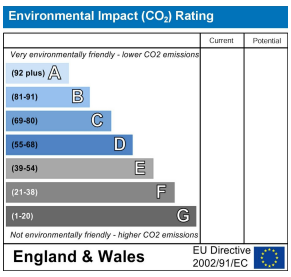
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

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.