



HERITAGE ESTATE AGENCY



165 Highbury Road, Kings Heath, Birmingham, B14 7QS

£400,000

A Five Bedroom Mid Terrace Property





Highbury Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall to front and blue brick pathway leading to step up to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, tiled flooring and door with window over opening to:

Entrance Hallway

Internal half moon window, part coved ceiling, ceiling light point, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Cellar 11'10" x 10'4" excl recess

Half landing with ceiling light point, door to under stair storage cupboard and stairs descending to cellar.

Under Stair Storage Cupboard

Window to side aspect, ceiling light point and wall mounted electric meter.

Reception Room One 14'5" max x 10'10" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, built-in cupboards and shelving, wood flooring, radiator, feature fire place with tiled surround and slate hearth.

Reception Room Two 12'3" x 14'3" max

Window to rear aspect, internal half moon window, coved ceiling, ceiling light point, wood flooring, radiator and opening to:

Inner Lobby

Ceiling light point, radiator and doors to:

Utility/W.C.

Obscured window to side aspect, ceiling light point, ceiling spot lights, extractor fan, wall mounted cupboard, Belfast style sink, plumbing for washing machine with space for tumble dryer over, radiator and low level flush w.c.

Breakfast Kitchen 20'3" x 9'3" max

Two windows to side aspect, French style doors to rear aspect opening to rear garden, two ceiling light points, loft access, wall mounted boiler, radiator, tiled flooring 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, integrated eye level double oven, grill and inset five ring gas hob, space for fridge/freezer and plumbing for dishwasher.

First Floor Accommodation

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

Landing

Three ceiling light points, door to stairs rising to second floor accommodation and doors to:

Bedroom One 12'4" x 12'9" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Two 11' x 9'3" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 9'1" x 8'6"

Window to front aspect, ceiling light point and radiator.

Bedroom Four 12'2" x 7' excl recess

Window to front aspect, ceiling light point and radiator.

Bathroom 5'7" x 5'10"

Obscured window to side aspect, ceiling spot lights, extractor fan, wall mounted light point, part tiled walls, radiator and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Second Floor Accommodation

Door from the first floor landing leads to stairs rising to second floor accommodation leading to:

Bedroom Five 15'11" max x 13' max

Four Velux windows, ceiling light point, radiator and access to eaves storage to both sides. (With some restricted head height)





Outside

Rear Garden

Accessed via a gated shared side passageway or the breakfast kitchen and benefits from paved pathway leading to paved patio area with planted bed to side, steps down to lawn area, various planted beds, raised vegetable bed, shed and storage tower.

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 loft was converted in the 1980's and that Building Regulation approval was obtained. We understand that as Completion Certificates were not issued at this time, there is not one available

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.

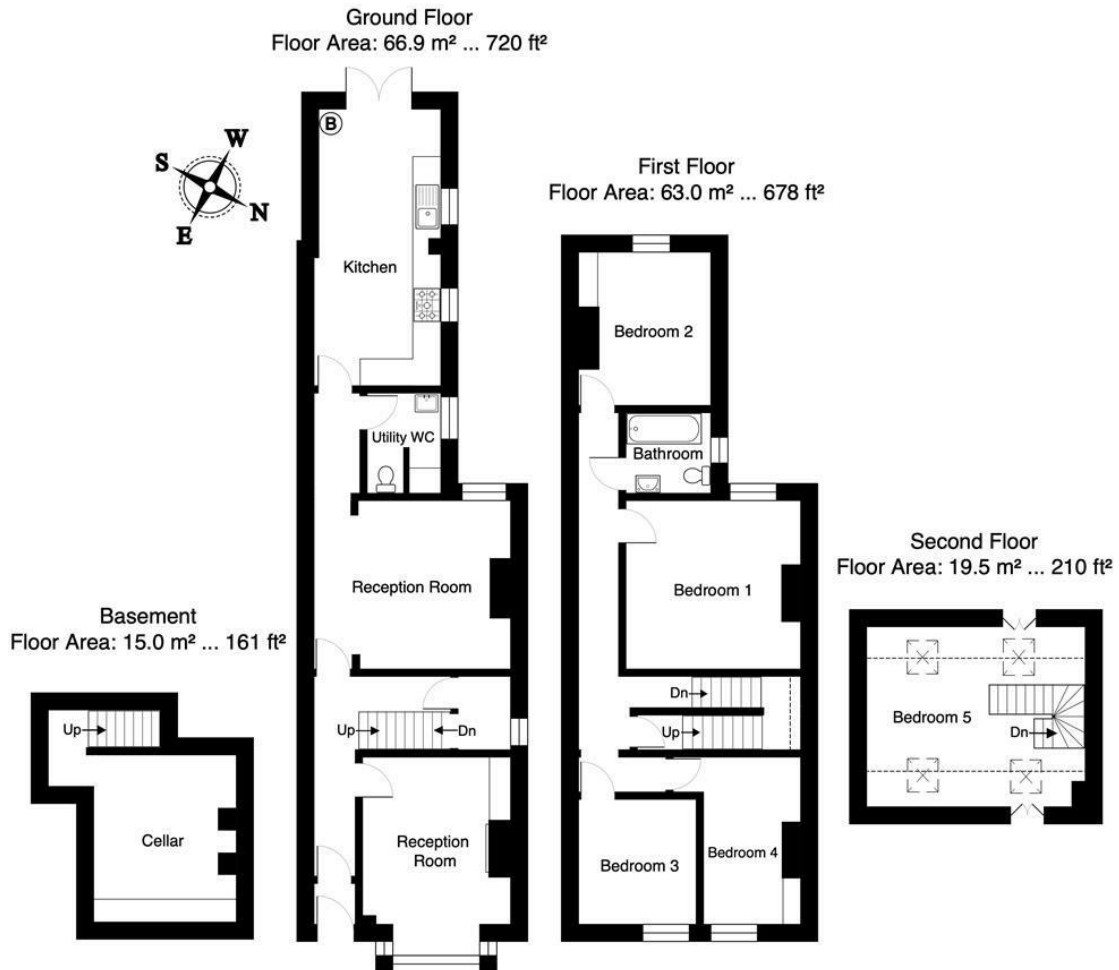
GENERAL INFORMATION

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





165 Highbury Road, Kings Heath, Birmingham, B14 7QS.

Total Area: approximately 164.4 m² ... 1770 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	

