



HERITAGE ESTATE AGENCY



61 Highbury Road, Kings Heath, Birmingham, B14 7QW

£285,000

A Two Bedroom Mid Terrace Property





Highbury Road comprises in further detail:

The property is set back from the road and approached via paved fore garden with dwarf wall to front and pathway leading to step up to:

Open Canopy Porch

Main entrance door with window over opening to:

Through Lounge/Dining Room - Lounge Area 13'9" into bay x 11'6" max

Bay window to front aspect, coved ceiling, ceiling spot lights, built-in meter cupboards, wooden flooring, radiator, feature recess to chimney breast with cast iron stove set on hearth and opening to:

Dining Area 11'10" x 11'7" max

Window to rear aspect, coved ceiling, ceiling spot lights, wood flooring, radiator, feature recess to chimney breast with hearth and door to:

Inner Lobby

Window to side aspect, ceiling spot lights, stairs rising to first floor accommodation with cupboard beneath, radiator and opening to:

Kitchen 19'8" x 6'8" max

Three windows to side aspect, French style doors to rear aspect opening to rear garden, two ceiling light points, tiled flooring 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, integrated oven with four ring gas hob and extractor hood over, space for fridge/freezer, plumbing for washing machine, integrated fridge and dish washer.

First Floor Accommodation

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

Split Level Landing

Window to side aspect, two ceiling light points, loft access and doors to:

Bedroom One 11'11" x 11'6" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 11'10" x 8'6" max

Window to rear aspect, ceiling light point, radiator and original style feature fire place.

Bathroom 9'9" max x 6'11" max

Obscured window to rear aspect, ceiling light point, extractor fan, airing cupboard housing boiler, tiled flooring, heated towel rail and bathroom suite comprising: panelled bath with mixer tap over and mixer shower over, shower screen, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side passageway or the kitchen and benefits from decked seating area, lawn area with shaped planted beds, shed and raised planted bed to rear.

Agent Notes:

1. We are advised that there is a right of way for this property to pass over the gardens of neighbouring properties to access a shared side passageway.





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.

Heritage estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property 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.

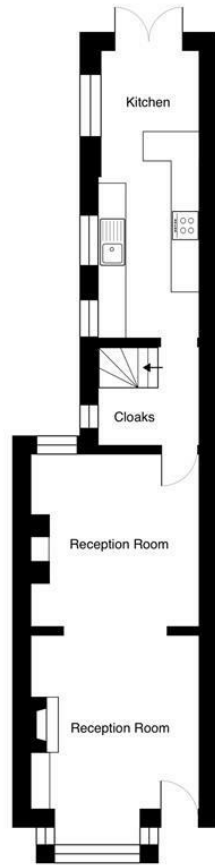
COUNCIL TAX BAND

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

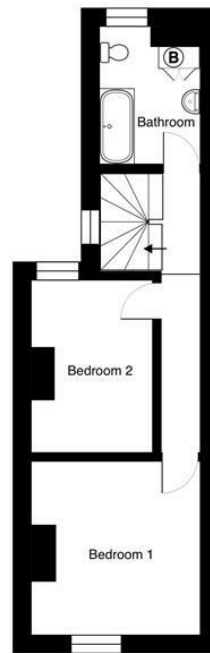




Ground Floor
Area: approx 45.2 m² ... 486 ft²



First Floor
Area: approx 37.5 m² ... 403 ft²



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Total Area: approx 82.6 m² ... 889 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

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.

