



# HERITAGE ESTATE AGENCY



**68 Jutland Road, Billesley, Birmingham, B13 0TX**

**£215,000**

**A Three Bedroom Mid Terrace Property**





**Jutland Road comprises in further detail:**

The property is set back from the road and approached via fore garden with hedgerow to front and shared pathway leading to main entrance door opening to:

**Entrance Lobby**

Obscured windows to front and side aspects, ceiling light point, stairs rising to first floor accommodation, radiator and door to:

**Lounge 16' max x 11'11" max**

Bay window to front aspect, ceiling light point, built-in cupboard housing gas and electric meters, wood effect flooring, radiator, door to under stair storage pantry and further door to:

**Kitchen 9'4" x 9'2"**

Window to rear aspect, door to rear aspect opening to rear garden, ceiling light point, part tiled walls, radiator 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 eye level double oven and four ring electric hob with extractor hood over, space for fridge/freezer, plumbing for washing machine and door to:

**Rear Lobby**

Ceiling light point, part tiled flooring and door to:

**Ground Floor Shower Room 4' x 5'5"**

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, wall mounted mirrored cabinet, wood effect flooring, heated towel rail and a suite comprising: shower area with wall mounted chrome mixer shower over, shower screen, vanity unit

with wash hand basin having mixer tap over and inset low level flush w.c.

**First Floor Accommodation**

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

**Landing**

Ceiling light point, loft access and doors to:

**Bedroom One 10'11" max x 17'3" max**

Two windows to front aspect, obscured internal window over looking stairs, ceiling light point, wall mounted boiler and radiator.

**Bedroom Two 12'8" x 9'5" max**

Window to rear aspect, ceiling light point and radiator.

**Bedroom Three 9'6" x 7'5"**

Window to rear aspect, ceiling light point and radiator.

**Outside****Rear Garden**

Accessed via a gated shared side passageway or the kitchen and benefits from decked seating area, lawn area and mature trees.

**Agent Note:**

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

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**

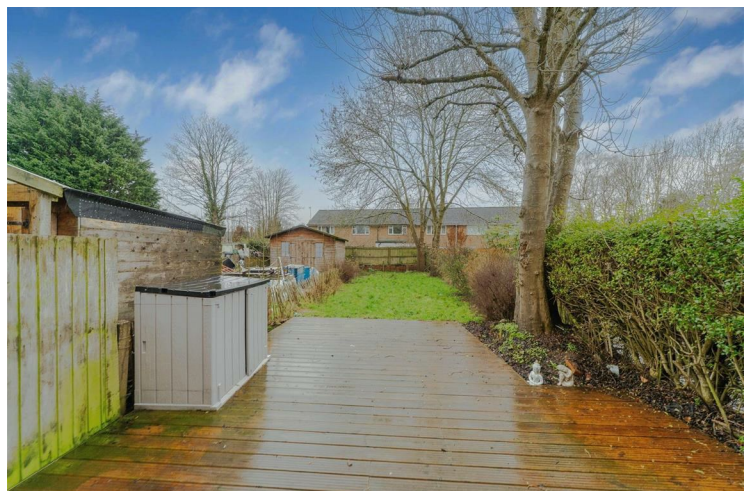
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### **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**

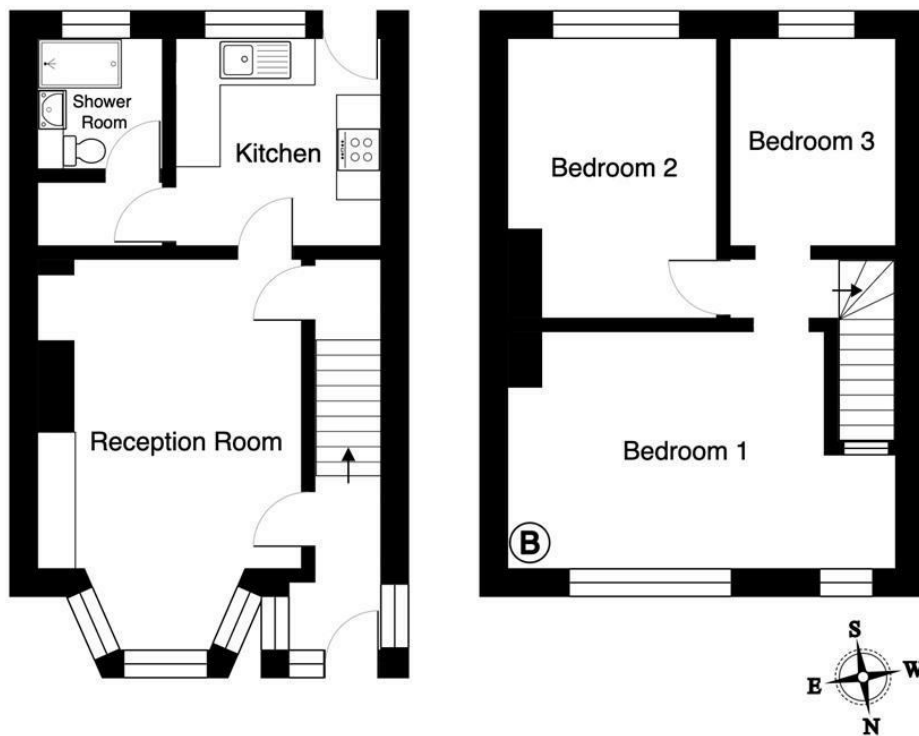
The vendor has informed us that the property is located within Birmingham City Council - Band B





Ground Floor  
Floor Area: 38.2 m<sup>2</sup> ... 412 ft<sup>2</sup>

First Floor  
Floor Area: 39.4 m<sup>2</sup> ... 424 ft<sup>2</sup>



68 Jutland Road, Billesley, B13 0TX.

Total Area: approximately 77.7 m<sup>2</sup> ... 836 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.

