



HERITAGE ESTATE AGENCY



124 Addison Road, Kings Heath, Birmingham, B14 7EP

Offers In Excess Of £275,000

A Three Bedroom End Terrace Property





Addison Road comprises in further detail:

The property is set back from the road and approached via paved fore garden with dwarf wall to front leading to step rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, built-in cupboard housing electric meter and door to:

Entrance Hallway

Coved ceiling, two ceiling light points, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 14'9" max x 11'9" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 13'1" x 11'9" max

Window to rear aspect, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator and door to:

Under Stair Storage Pantry

Ceiling light point and wood effect flooring.

Ground Floor W.C.

Ceiling light point, extractor fan, cupboard housing boiler, tiled flooring, wall mounted wash hand basin and low level flush w.c.

Ground Floor Shower Room

Obscured window to side aspect, ceiling light point, extractor fan, tiled flooring, radiator and tiled shower cubicle with wall mounted chrome mixer shower over.

Reception Room Three 10' max excl recess x 9'3" max

Window to side aspect, ceiling light point, wood effect flooring, radiator and door to:

Kitchen 12'1" x 9'1"

Windows to rear and side aspects, door to rear aspect opening to rear garden, ceiling light point, tiled flooring, 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 oven with four ring gas hob over, plumbing for dish washer and washing machine.

First Floor Accommodation

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

Landing

Two ceiling light points, loft access, built-in storage cupboard, radiator and doors to:

Bedroom One 12'2" x 15'2" max

Two windows to front aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Two 10'5" x 12'3" max

Sash style window to rear aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Three 10'8" max x 9.3" max

Sash style window to rear aspect, ceiling light point, wood effect flooring and radiator.

Family Bathroom 6'3" x 7'9"

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

Outside

Rear Garden

Accessed via the kitchen with steps down to a paved garden with fenced boundaries.





Agent Notes:

1. The vendor has informed us that the gable wall was underpinned in 1999 in accordance to a Structural Engineer's recommendations. The work was inspected and the necessary Building Regulation Completion Certificate issued. Please ask the office for further information.

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is within close proximity to a substation and bus stop.

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

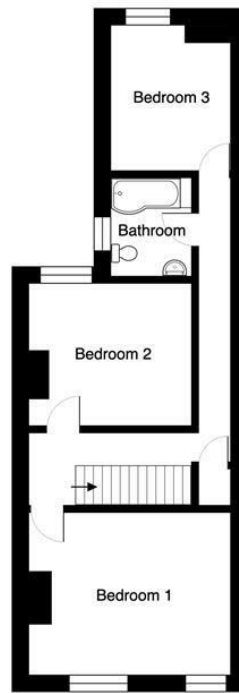




Ground Floor
Floor Area: 69.3 m² ... 746 ft²



First Floor
Floor Area: 57.8 m² ... 622 ft²



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Total Area: approximately 127.1 m² ... 1368 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	76

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	

