



# HERITAGE ESTATE AGENCY



**25 Cartland Road, Kings Heath, Birmingham, B14 7NS**

**£575,000**

**A Four Bedroom Semi Detached Property**





#### **Cartland Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front, lawn area, mature Magnolia tree, planted beds, EV charging point, block paved driveway leading to gate to side lobby, garage and main entrance door with stained glass inset opening to:

#### **Entrance Hallway**

Two stained glass windows to front aspect, wood flooring, stairs rising to first floor accommodation with open under stair storage area, two radiators and doors to:

#### **Reception Room One 16'7" max x 11'11" max**

Bay window to front aspect with stained glass upper panels, feature archway, ceiling light point, built-in storage cupboards to recesses, wood flooring, radiator and sliding doors to:

#### **Reception Room Two 15'2" max x 11'11" max**

Windows and French style doors to rear aspect opening to rear garden, feature archway, door to hallway, ceiling light point, built-in storage cupboards, wood flooring, radiator and original style feature place with stone hearth.

#### **Breakfast Kitchen 11'8" max x 16'1" max**

French style doors to rear aspect opening to rear garden, window to side aspect, four ceiling light points, built-in storage cupboards to recesses, wood effect flooring, vertical style radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset dual sink unit with mixer tap over, space for range style cooker with extractor hood over, plumbing for washing machine and dishwasher, integrated fridge and freezer, breakfast bar, doors to:

#### **Boiler Room**

Window to side aspect, wall mounted boiler and pressurised hot water cylinder.

#### **Lean To 28'5" max x 5' max**

Doors to front and rear aspects, window to side aspect, two wall mounted light points and doors to:

#### **Ground Floor W.C.**

Obscured window to rear aspect, wall mounted light point, wall mounted wash hand basin and low level flush w.c.

#### **Integral Garage 16'5" x 8'5"**

Double doors to front aspect, ceiling strip light, wall mounted gas and electric meters.

#### **First Floor Accommodation**

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

#### **Landing**

Half moon stained glass window to front aspect, ceiling light point, loft access, radiator and doors to:

#### **Bedroom One 17'3" max x 12' max**

Bay window to front aspect, ceiling light point, picture rail, wood floor boards and radiator.

#### **Bedroom Two 15'5" x 12' into wardrobes**

Window to front aspect, ceiling light point, radiator and a range of fitted wardrobes with cupboards above.

#### **Bedroom Three 12'7" into wardrobes x 8'5"**

Window with secondary glazing to front aspect, obscured window to side aspect, ceiling light point, radiator, fitted wardrobe and cupboards.

#### **Bedroom Four 8'5" x 8'5" max**

Window to rear aspect, ceiling light point, fitted shelving, wood effect flooring and radiator.

#### **Bathroom 8'4" x 8'3"**

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, wood effect flooring, heated towel rail and a bathroom suite comprising: panelled bath with wall mounted mixer tap over, shower cubicle with wall mounted mixer shower over and counter top wash hand basin with wall mounted mixer tap over set on vanity unit.

#### **Separate W.C.**

Obscured window to side aspect, ceiling light point, wood effect flooring and low level flush w.c.





## Outside

### Rear Garden

Accessed via reception room two, the breakfast kitchen or lean to/inner lobby and benefits from paved seating area with steps down to lawn area, shaped planted beds to sides, steps down to lower lawn area with shaped planted beds to sides and shed.

### Agent Notes:

1. We have not been able to verify whether historic works to the property required any necessary Building Regulation approval, or whether such approvals were obtained.
2. We are advised by the vendors that the front of the property overlooks King Edward VI Camp Hill School for Boys.
3. Heritage Estate Agency feel it prudent to advise potentially interested parties that Cartland Road has a railway line nearby.

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.

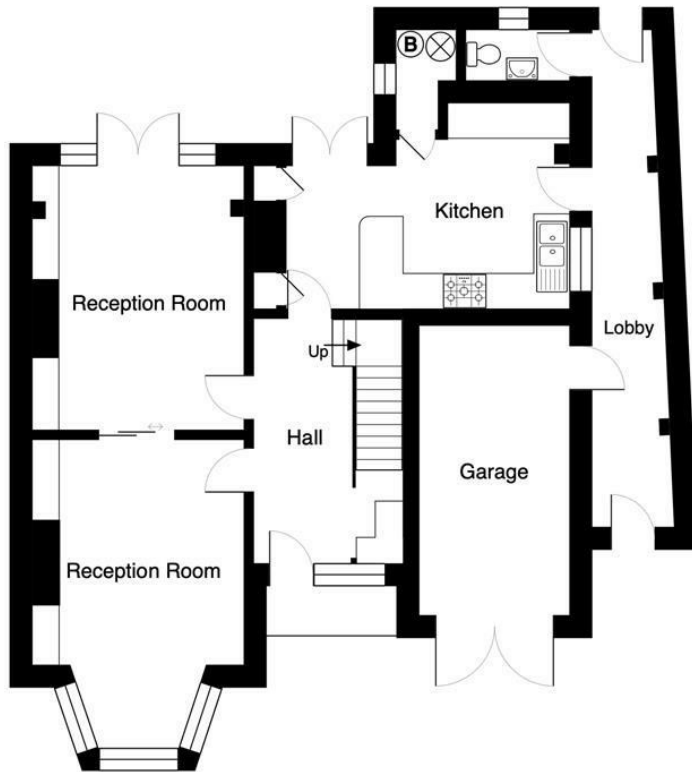
## COUNCIL TAX BAND

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

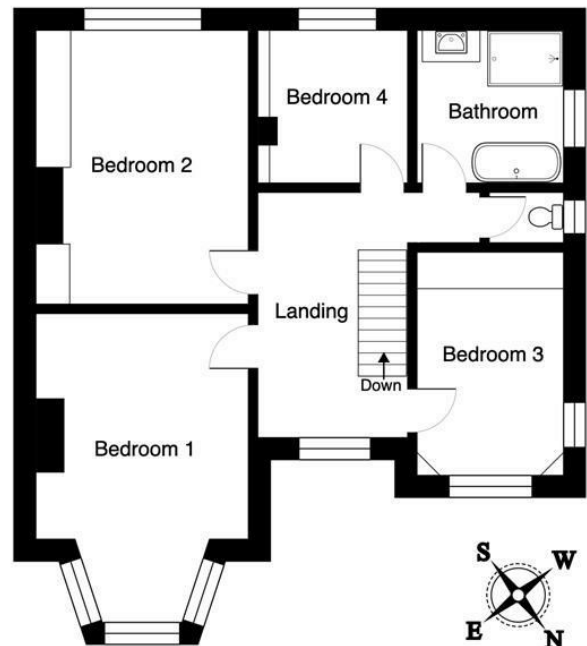




Ground Floor  
Floor Area: 96.6 m<sup>2</sup> ... 1040 ft<sup>2</sup>



First Floor  
Floor Area: 75.1 m<sup>2</sup> ... 809 ft<sup>2</sup>



25 Cartland Road, Kings Heath, Birmingham, B14 7NS.

Total Area: approximately 171.7 m<sup>2</sup> ... 1849 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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

