



HERITAGE ESTATE AGENCY



229 Fordhouse Lane, Stirchley, Birmingham, B30 3AG

£220,000

A Two Bedroom End Terrace Property





Fordhouse Lane comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, raised gravel bed and shared pathway leading to steps rising to:

Open Canopy Porch

Main entrance door with window over opening to:

Reception Room One 12'10" max x 11'10" max

Bay window to front aspect, ceiling spot lights, wall mounted electric meter, two column style radiators and door to:

Reception Room Two 18'3" into recess x 11'9" max

Window to rear aspect, ceiling spot lights, stairs rising to first floor accommodation, column style radiator, feature fire surround with pebble effect electric fire inset and doors to:

Under Stair Storage Pantry

Ceiling light point and wall mounted boiler.

Kitchen 15'8" x 6'10"

Window to side aspect, double doors to side aspect opening to rear garden, ceiling spot lights, part tiled walls, heated towel rail 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, inset double oven with four ring gas hob and extractor hood over, washing machine and folding door to:

Built-In Storage Cupboard

Window to rear aspect.

First Floor Accommodation

Leading from reception room two stairs rise to first floor accommodation leading onto:

Split Level Landing

Obscured window to side aspect, ceiling spot lights, loft access and doors to:

Bedroom One 11'1" x 11'10" max

Window to front aspect, ceiling light point and column style radiator.

Bedroom Two 12' x 9' max

Window to rear aspect, ceiling light point and column style radiator.

Bathroom 10'5" x 6'10"

Obscured window to rear aspect, ceiling spot lights, part tiled walls, two wall mounted heated towel rails and a bathroom suite comprising: panelled bath with mixer tap over, walk-in shower cubicle with wall mounted mixer shower over, 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 gravel area, paved pathway with step up to lawn area, planted beds and pedestrian door to:

Detached Rear Garage 17'3" x 11'5"

Double doors to rear aspect and window to front aspect.



**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. Heritage Estate Agency advise potentially interested parties that there are commercial premises 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.

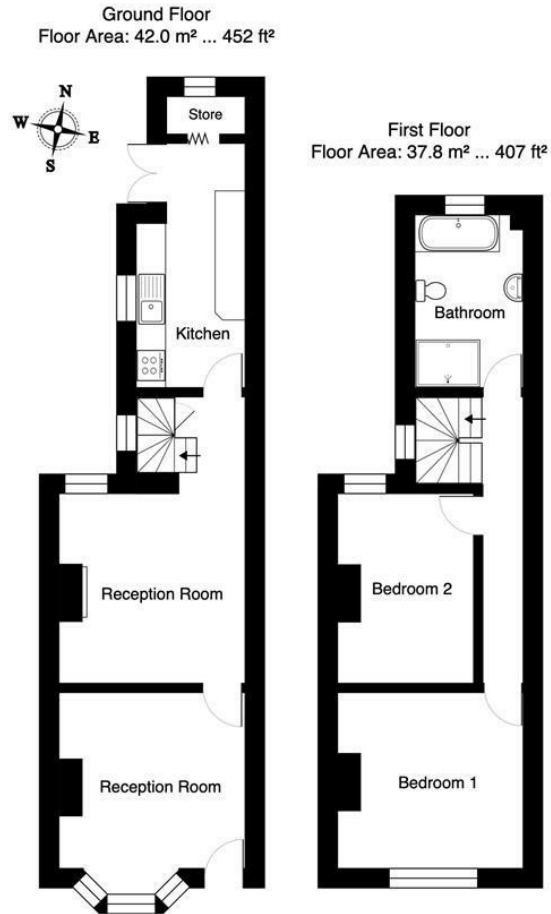
GENERAL INFORMATION

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 B





229 Fordhouse Lane, Birmingham, B30 3AG.

Total Area: approx 79.80sqm...859sqft

All measurements are approximate and for display purposes only
Please verify all information
Contact the 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.

