



HERITAGE ESTATE AGENCY



15 Norton View, Kings Heath, Birmingham, B14 6SS

£425,000

A Five Bedroom Semi-Detached Property



**Norton View comprises in further detail:**

The property is set back from the road and approached via fore garden with lawn area, planted bed and block paved driveway leading to step up to:

Open Canopy Porch

Main entrance door opening to:

Entrance Hallway

Stained glass windows to front aspect, ceiling light point, built-in storage cupboard, wood effect flooring, stairs rising to first floor accommodation, radiator, openings to kitchen/family room and doors to:

Ground Floor W.C.

Ceiling light point, wall mounted light point, part tiled walls, heated towel rail, corner wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Through Lounge/Dining Room - Lounge Area 14'2" x 11'5" max

Bay window to front aspect, coved ceiling, ceiling light point, wood effect flooring, three radiators, feature fire surround with pebble effect gas fire set on hearth and opening to:

Dining Area 13'10" max x 9'11"

Bay window with door to rear aspect opening to rear garden, coved ceiling, ceiling light point, wood effect flooring and radiator.

Breakfast Kitchen Area 7'11" x 19'10"

Window to rear aspect, patio doors to rear aspect opening to rear garden, two ceiling light points, two wall mounted light points, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, plumbing for dishwasher, space for American fridge/freezer, central breakfast bar and opening to:

Family Area 14'5" x 8'8"

Window to front aspect, opening to hallway, ceiling light point, wood effect flooring and radiator.

First Floor Accommodation

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

Landing

Ceiling light point, loft access, built-in storage cupboard, wood effect flooring, radiator and doors to:

Bedroom One 14'11" max x 11' max

Bay window to front aspect, ceiling light point, wood effect flooring, radiator and a range of fitted wardrobes.

Bedroom Two 14'8" x 8'9"

Window to front aspect, two ceiling light points, wood effect flooring, radiator, fitted wardrobes, built-in over stair storage cupboard and door to:

Shower Cubicle

Extractor fan and fully tiled shower cubicle with electric shower over.

Bedroom Three 10'11" x 10'

Window to rear aspect, ceiling light point, over head storage units, wood effect flooring and radiator.

Bedroom Four 8' x 12'1"

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

Bedroom Five 7'10" x 6'11"

Window to rear aspect, ceiling light point with ceiling rose, wood effect flooring and radiator.

Bathroom 8'6" x 5'10"

Obscured window to front aspect, ceiling light point, extractor





fan, wall mounted mirror, tiled walls and flooring, heated towel rail and a bathroom suite comprising: shower cubicle with chrome mixer shower over, corner bath with mixer over, vanity unit with wash hand basin and mixer tap over and inset low level flush w.c.

Outside

Rear Garden

Accessed via the dining area or kitchen area benefitting from decked area with door to store area, step down to lawn area, planted beds and shed.

Agent Note:

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.

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.

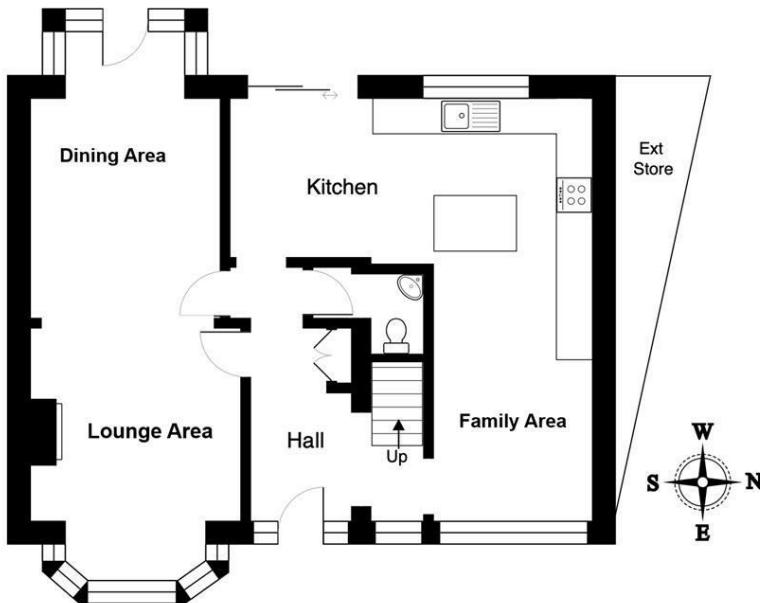
COUNCIL TAX BAND

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





Ground Floor
Floor Area: 70.6 m² ... 760 ft²



First Floor
Floor Area: 68.9 m² ... 741 ft²



15 Norton View, Kings Heath, Birmingham, B14 6SS.

Total Area: approximately 139.5 m² ... 1501 ft² (Excluding Ext Store)

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.

