



HERITAGE ESTATE AGENCY



78 Chesterwood Road, Kings Heath, Birmingham, B13 0QE

£750,000

A Four Bedroom Property





Chesterwood Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, two lawn areas with planted beds, driveway leading to door to utility room, garage and main entrance door opening to:

Entrance Porch

Circular window to side aspect, ceiling light point, tiled flooring and door to:

Entrance Hallway

Window to front aspect, coved ceiling, two ceiling light points, dado rail, wood effect flooring, stairs rising to first floor accommodation with under stair storage pantry, column style radiator and doors to:

L Shaped Reception Room 27'8" max x 20'8" max

Bay window to front aspect, feature window to front aspect, French style doors with windows surrounding to rear aspect opening to rear garden, coved ceiling, three ceiling light points with ceiling roses, four wall mounted light points, dado rail, wood effect flooring, two column style radiators and log burning stove set on tiled hearth.

L Shaped Study 10'10" max x 7'4" max

Window to front aspect, ceiling light point and radiator.

Ground Floor Shower Room 4'10" x 8'4"

Ceiling spot lights, part tiled walls, tiled flooring, heated towel rail and a suite comprising: walk-in shower with shower over, counter top wash hand basin with mixer tap over and low level flush w.c.

Dining Kitchen 12'3" max x 18'10" max

Two windows to rear aspect, ceiling spot lights, two wall mounted light points, wood effect flooring, vertical style column radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over,

inset one and a half bowl sink with mixer tap over, space for Range style cooker with extractor hood over, integrated dishwasher and microwave, space for American style fridge/freezer and door to:

Utility Room 18'7" max x 9'11" max

Windows to front and rear aspects, doors to front and rear aspects, ceiling spot lights, column style radiator, wood effect flooring, fitted base units with work surfaces over, tiled surrounds, inset Belfast style sink with mixer tap and shower attachment over, plumbing for washing machine and door to:

Garage 17'2" x 8'3"

Double doors to front aspect and ceiling strip light.

First Floor Accommodation

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

Landing

Sky light, ceiling light point, loft access and doors to:

Bedroom One 14' x 16'4" max

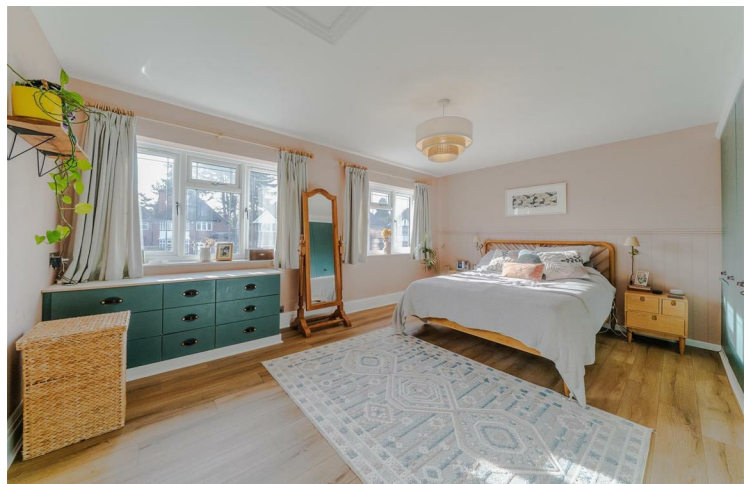
Two windows to front aspect, ceiling light point, loft access, part panelled walls, wood effect flooring, radiator, a range of fitted wardrobes, built-in dressing table and drawers.

Shower Room 4'9" x 7'2"

Obscured window to front aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: shower cubicle with wall mounted mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Bedroom Two 15' max x 11'7"

Bay window to front aspect, two ceiling light points and radiator.



**Bedroom Three 12'2" x 11'5"**

Window to rear aspect, ceiling light point, radiator and built-in cupboard housing boiler.

Bedroom Four 10' x 10'3"

Window to rear aspect, ceiling spot lights, wood effect flooring and radiator.

Family Bathroom 5'4" x 7'9"

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a fitted bathroom suite comprising: panelled bath with mixer tap and mixer shower over, shower screen, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside**Rear Garden**

Accessed via the reception room or the utility room and benefits from paved patio area, raised planted beds, lawn area with planted beds to sides, triangular patio area with Pergola over, rockery and door to:

Lean To Shed

Wall mounted light point.

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.

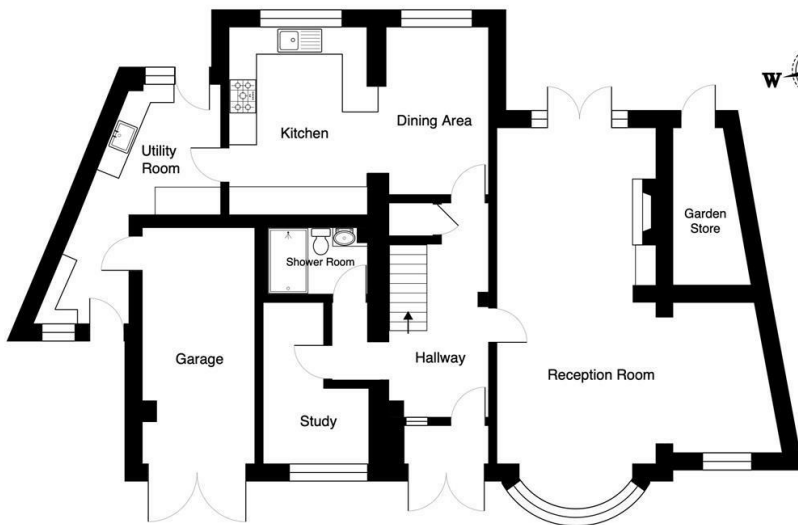
COUNCIL TAX BAND

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





Ground Floor
Floor Area: 123.4 m² ... 1329 ft²



First Floor
Floor Area: 80.0 m² ... 861 ft²



78 Chesterwood Road, Birmingham, B13 0QE.

Total Area: approximately 203.5 m² ... 2190 ft²

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.

