



HERITAGE ESTATE AGENCY



3 Glen Rise, Billesley, Birmingham, B13 0EH

£325,000

A Three Bedroom Semi-Detached Property





Glen Rise comprises in further details:

The property is set back from the road and approached via fore garden with dwarf wall to front, shaped planted beds, driveway leading to integral garage/store and main entrance door opening to:

Entrance Vestibule

Ceiling light point, tiled flooring and door to:

Entrance Hallway

Obscured window to front aspect, ceiling light point, stairs to first floor, built in storage cupboard, radiator and doors to:

Ground Floor W.C.

Obscured window to side aspect, wall mounted light point, extractor fan, built in storage cupboard, tiled walls, wall mounted wash hand basin and low level flush w.c.

Reception Room One 14'6" max x 10'4" max

Bay window to front aspect, coved ceiling, ceiling light point, radiator and bi-folding doors to:

Reception Room Two 13'8" x 10'5" max

Coved ceiling, ceiling light point, two radiators, wall mounted electric fire and sliding doors to:

Garden Room 8'6" x 10'3"

Circular sky light, window to rear aspect, door to rear aspect opening to rear garden, serving hatch to kitchen and radiator.

Breakfast Kitchen 18'11" x 8'5"

Windows to rear and side aspects, door to side aspect opening to rear garden, two ceiling strip lights, serving hatch to garden room, 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 eye level oven, microwave and four ring gas hob, plumbing for washing machine with work surface over and integrated fridge (not in working order).

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 14'11" max x 10' max

Window to rear aspect, ceiling light point, radiator and fitted wardrobes.

Bedroom Two 14'3" max x 10'5" into wardrobes

Bay window to front aspect, ceiling light point, radiator, fitted wardrobe and overhead cupboards.

Bedroom Three 10'6" x 6'8"

Window to front aspect, ceiling light point and radiator.

Shower Room 7'4" x 5'7"

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, radiator and a suite comprising: shower cubicle with mixer shower over, corner wash hand basin encased in vanity unit., fully tiled and built in cupboard housing the hot water cylinder.

Separate W.C.

Obscured window to rear aspect, coved ceiling, ceiling light point and low level flush w.c.

Outside





Rear Garden

Accessed via the garden room or kitchen and benefits from pathway to side leading to door to garage/store, patio area with step up to a feature circular patio section and planted beds.

Garage/Store 15'1" x 6'6"

Double doors to front aspect, door to rear aspect opening to rear garden, ceiling strip light, wall mounted gas boiler and wall mounted electric meter.

Agent Notes:

1. We would advise interested parties that the seller of the property have Power of Attorney.
2. We have not been able to verify whether historic works to the ground floor 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.

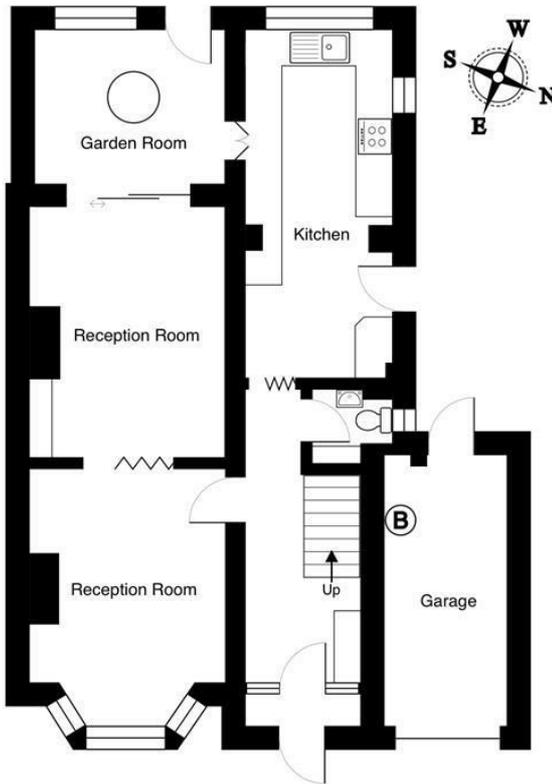
COUNCIL TAX BAND

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

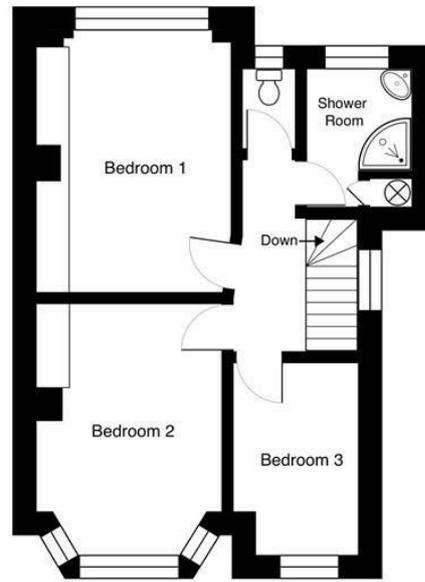




Ground Floor
Area: approx 76.2 m² ... 820 ft²



First Floor
Area: approx 45.8 m² ... 493 ft²



3 Glen Rise, Birmingham, B13 0EH.

Total Area: approx 122.0 m² ... 1313 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact 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.

