HERITAGE ESTATE AGENCY

84 York Road, Kings Heath, Birmingham, B14 7RP

£270,000

A Two Bedroom End Terrace Property

York Road comprises in further detail:
The property is set back from the road and approached via paved fore garden with dwarf wall to front, driveway leading to car port and pathway with step up to main entrance door with window over opening to:

Reception Room One 13'3" max x 12'11" max
Bay window to front aspect, ceiling light point, built-in meter cupboard, wood effect flooring, radiator and door to:

Reception Room Two 10'1" x 12'11" max
Window to rear aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and door to:

Kitchen 7'5" excl recess x 7'6"
Window to side aspect, door to side aspect opening to rear garden, ceiling light point, wall mounted boiler, under stair storage area, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units, tiled surrounds, inset sink and drainer unit with mixer tap over, space for cooker with extractor hood over and door to:

Utility Room 5'5" x 4'9"
Wall mounted light point, extractor fan, electric points, plumbing for washing machine, tiled and flooring walls.

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

Split Level Landing
Ceiling light point, loft access, wood effect flooring, radiator and doors to:

Bedroom One 10'3" x 13' max
Window to front aspect, ceiling light point, wood effect flooring and radiator.

Bedroom Two 10'4" x 10'1"
Window to rear aspect, ceiling light point, wood effect flooring and radiator.

Bathroom 7'6" x 7'8"
Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, wood effect flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden
Accessed via the kitchen and benefits from paved area with gate to side opening to Station Road, bedding area and door to:

Car Port 14'7" x 9'
Electric and light point.

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.

3. The vendor has informed us that the property was

underpinned in 1991. The works were carried out via the insurance company and a 25 year guarantee issued.

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

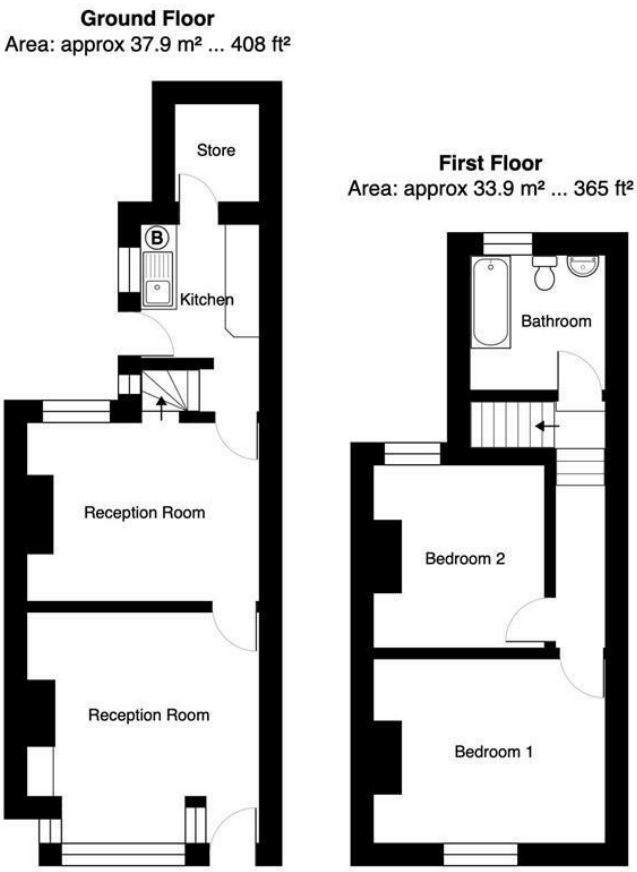
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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

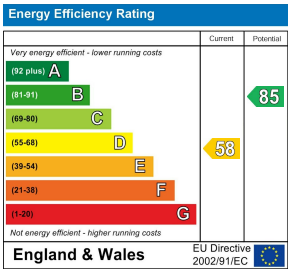
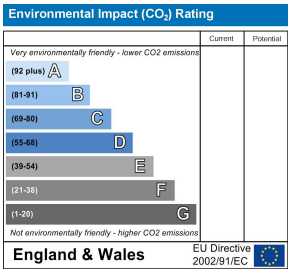
The vendor has informed us that the property is located within Birmingham City Council - Band B



84 York Road, Kings Heath, Birmingham.

Total Area: approx 71.9 m² ... 774 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.