



HERITAGE ESTATE AGENCY



211 Umberslade Road, Selly Oak, Birmingham, B29 7SG
£295,000

A Three Bedroom Semi-Detached Property



**Umberslade Road comprises in further detail:**

The property is set back from the road and approached via block paved driveway leading to gated side access and door to:

Entrance Porch

Windows to front and side aspects, gas meter and door to:

Lobby

Wall mounted light point, built in storage cupboard with wall light point, wood effect flooring and opening to:

L-Shaped Lounge/Dining Room 25'6" max x 12'1" max

Bay window to front aspect, window to rear aspect, two ceiling light points, two wall mounted light points, wood effect flooring, two radiators, feature recess to chimney breast with hearth and door to:

Inner Lobby

Ceiling light point, part panelled walls, wood effect flooring, stairs rising to first floor accommodation, built-in under stairs pantry with window to side and opening to:

Kitchen 11'4" excluding recess x 6'11"

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker and fridge/freezer, integrated dish washer and door to:

Ground Floor Bathroom 9'2" max x 6'10" max

Obscured window to side aspect, ceiling light point, part tiled walls, space for washing machine, radiator and a

bathroom suite comprising; panelled bath with mixer tap and mixer shower over, wash hand basin encased in vanity unit and low level flush w.c.

First Floor Accommodation

Leading from the inner lobby stairs rise to first floor accommodation leading onto:

Landing

Window to side aspect, two ceiling light points, loft access, radiator and doors to:

Bedroom One 11'3" x 12'3"

Window to front aspect, ceiling light point and radiator.

Bedroom Two 11'5" max x 7'1"

Window to rear aspect, ceiling light point, radiator and built in wardrobe with double doors housing wall mounted boiler.

Bedroom Three 7'6" x 9'3" max"

Window to rear aspect, ceiling light point and radiator.

Shower Room 8'11 x 4'5

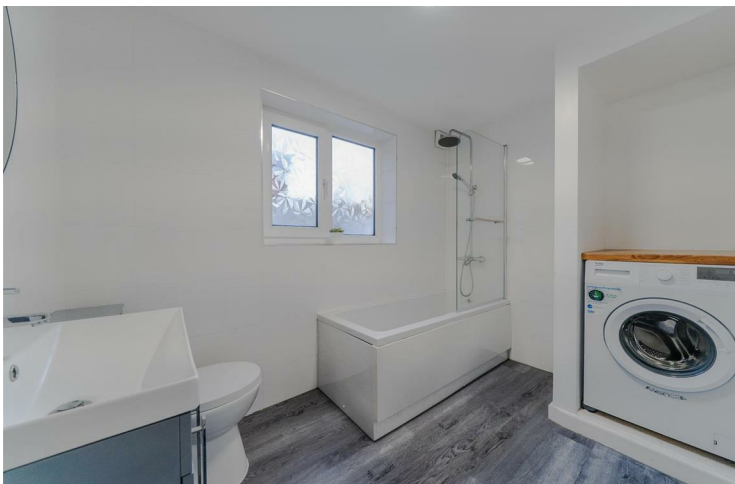
Ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel heater and suite comprising: shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside**Rear Garden**

Accessed via a gated side access or the kitchen and benefits from a paved pathway leading to patio area and lawn area with fenced boundaries.

Brick Built Garden Store 7'5" x 6'3"

Ceiling strip light.



**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.

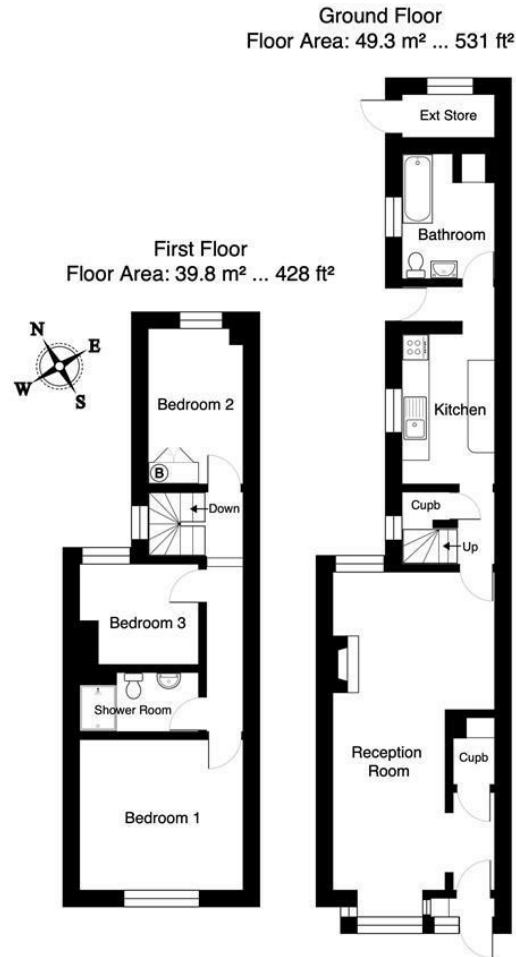
GENERAL INFORMATION

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 B





211 Umberslade Road, Selly Oak, Birmingham.

Total Area: approximately 89.1 m² ... 959 ft² (excluding ext store)

All measurements & info are approximate
This plan is 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.

