



# HERITAGE ESTATE AGENCY



**26 Featherstone Road, Kings Heath, Birmingham, B14 6BB**

**£400,000**

**A Three Bedroom Semi-Detached Property**





### **Featherstone Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, planted beds, block paved driveway leading to gated side access and step up to main entrance door opening to:

#### **Entrance Hallway**

Window to front aspect, ceiling light point with ceiling rose, dado rail, wood effect flooring, a turning stair case rising to first floor accommodation with storage pantry beneath, radiator and doors to:

#### **Reception Room One 15'4" max x 11'6"**

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator, feature fire surround with inset coal effect gas fire set on hearth.

#### **Reception Room Two 13'9" max x 10'11" max**

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

#### **Kitchen 14'8" x 8'3"**

Windows to side and rear aspects, coved ceiling, two ceiling light points, wall mounted boiler, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, feature recess with Range style cooker, space for fridge/freezer, plumbing for dishwasher and door to:

#### **Lean To/Utility 4'9" x 10'3"**

Door to front aspect leading to gated side passageway, door to side aspect opening to rear garden, plumbing for washing machine and door to:

#### **Lean To/Storage Area 9'9" x 10'1"**

Windows to side and rear aspects and door to rear aspect opening to rear garden.

#### **First Floor Accommodation**

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

#### **Landing**

Window to front aspect, ceiling light point, loft access, built-in storage cupboard and doors to:

#### **Bedroom One 15'5" max x 11'7"**

Bay window to front aspect, ceiling light point, picture rail and two radiators.

#### **Bedroom Two 11'3" x 11'1" max**

Window to rear aspect, ceiling light point and radiator.

#### **Bedroom Three 8'2" x 8'6"**

Window to rear aspect, ceiling light point and radiator.

#### **Shower Room 5'4" x 6'6"**

Window to side aspect, ceiling light point, tiled walls, heated towel rail and a bathroom suite comprising: walk-in shower area with wall mounted electric shower over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

##### **Rear Garden**

Accessed via reception room two, lean to/utility or lean to/storage and benefits from crazy paved seating area with planted bed to side, trellis fencing opening to lawn area, planted beds and mature trees.





### **Agent Note:**

We would advise interested parties that the sellers of the property will be acting as Executors and that Probate has been granted.

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.

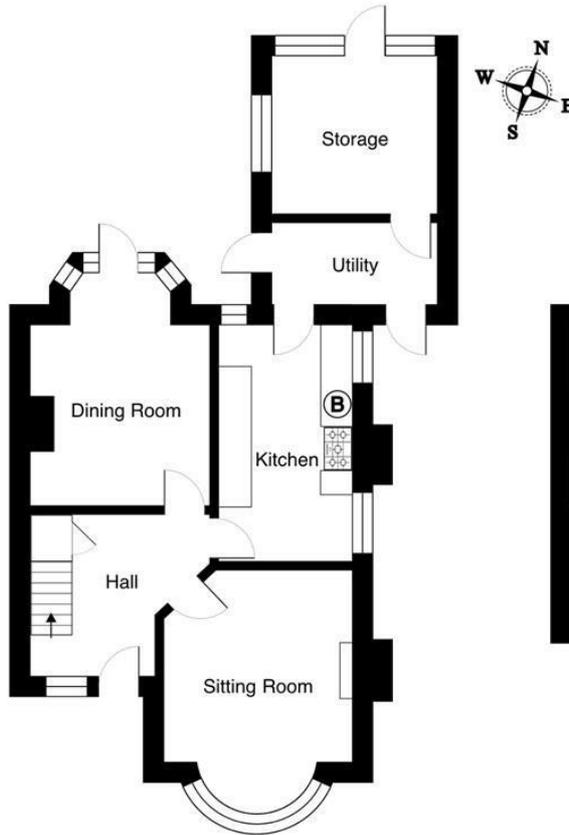
### **COUNCIL TAX BAND**

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





Ground Floor  
Floor Area: 64.7 m<sup>2</sup> ... 697 ft<sup>2</sup>



First Floor  
Floor Area: 46.1 m<sup>2</sup> ... 497 ft<sup>2</sup>



26 Featherstone Road, Kings Heath, B14 6BB.

Total Area: approximately 110.8 m<sup>2</sup> ... 1193 ft<sup>2</sup>

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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

