



# HERITAGE ESTATE AGENCY



**172 Warstock Road, Warstock, Birmingham, B14 4SW**

**Offers In Excess Of £207,500**

**A Two Bedroom Mid Terrace Property**





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

The property is set back from the road and approached via gravel and paved driveway, pathway to shared side passageway and step up to:

#### **Entrance Lobby**

Obscured windows to front and side aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation and door to:

#### **Lounge 13'8" max x 13'4" max excl arch recess**

Bay window to front aspect, ceiling light point, built-in cupboard housing gas and electric meters, wood effect flooring, radiator, feature fire surround with hearth and door to:

#### **Dining Kitchen 8'9" max x 16'10" max**

Window to rear aspects, coved ceiling, two ceiling light points, part panelled walls, tiled flooring, 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, integrated oven with four ring gas hob with extractor hood, space for fridge/freezer, washing machine and dishwasher, wall mounted boiler and patio doors to:

#### **Sun Lounge 11'3" x 7'1"**

Windows to rear and side aspects, French style doors to side aspect opening to rear garden, tiled flooring and radiator.

#### **First Floor Accommodation**

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

#### **Landing**

Ceiling light point, built-in storage cupboard and doors to:

#### **Bedroom One 12'4" max x 13'5" into wardrobe**

Bay window to front aspect, ceiling light point, radiator, built-in wardrobe with double doors and door to over stair storage cupboard.

#### **Bedroom Two 10'11" max x 9'9" max**

Window to rear aspect, ceiling light point, radiator and open tread stairs to loft room.

#### **Bathroom 7'11" x 8'7"**

Obscured window to rear aspect, ceiling light point, tiled walls and flooring and a bathroom suite comprising: panelled bath, corner shower cubicle with electric shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

#### **Loft Room 12'5" x 11'11"**

Velux window, ceiling strip light, radiator and eaves storage. (With some restricted head height)

#### **Outside**

#### **Rear Garden**

Accessed via a gated shared side passageway or the sun lounge and benefits from paved patio area with steps down to lawn area and mature trees.

#### **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 and the Stratford upon Avon Canal nearby.

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**

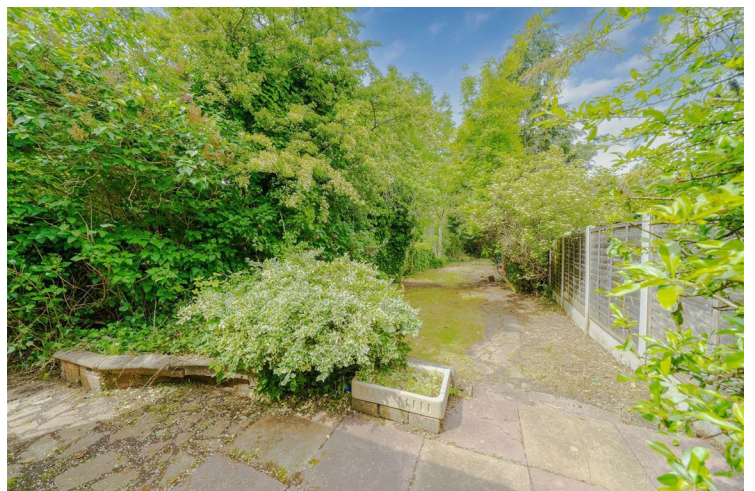
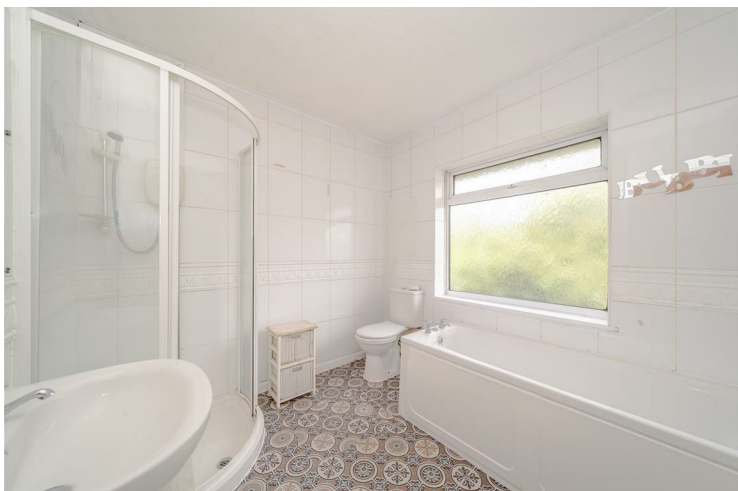
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### **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.

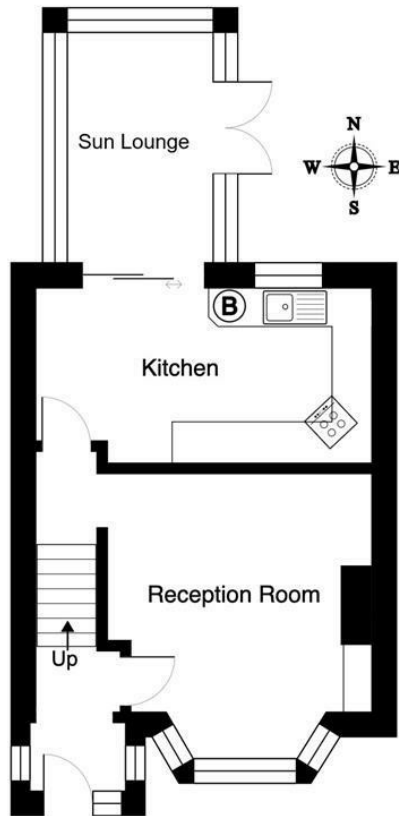
### **COUNCIL TAX BAND**

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

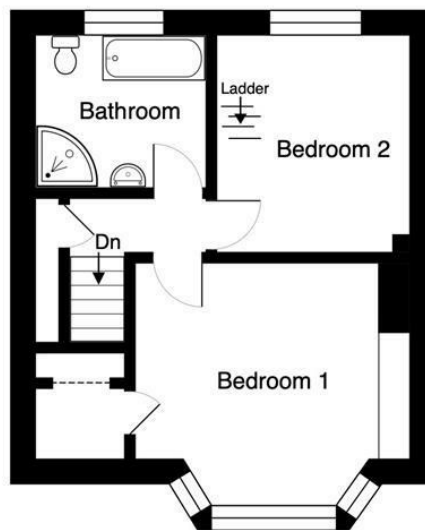




**Ground Floor**  
Floor Area: 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup>

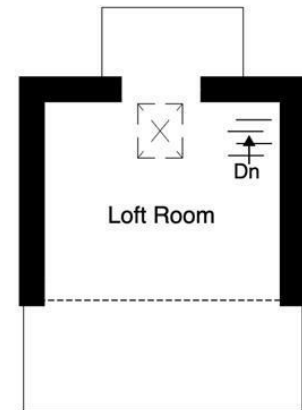


**First Floor**  
Floor Area: 39.4 m<sup>2</sup> ... 425 ft<sup>2</sup>



**Attic**

Note - Ladder access only



**172 Warstock Road, Birmingham, B14 4SW.**

**Total Area: approximately 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup> (excluding loft room)**

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

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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.

