HERITAGE ESTATE AGENCY

19 Bank Street, Kings Heath, Birmingham, B14 7RH

£255,000

A Two Bedroom Mid Terrace Property

Bank Street comprises in further detail:
The property is set back from the road and approached via public pathway with step up to main entrance door with window over opening to:

Reception Room One 11'11" x 9'6" max
Window to front aspect, ceiling light point, picture rail, wood effect flooring, built-in cupboards housing gas and electric meters, radiator, feature fire surround with tiled surrounds and hearth and door to:

Reception Area Two 12'10" x 9'10" max
Door with window over to rear aspect opening to rear garden, ceiling light point, wood effect flooring, door to stairs rising to first floor accommodation, further door to under stair storage pantry, radiator and opening to:

Kitchen 10'1" x 6'
Window to side aspect, ceiling strip light and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, plumbing for washing machine and space for fridge/freezer.

First Floor Accommodation
Door from reception area two leads to stairs rising to first floor accommodation leading onto:

Landing
Two ceiling light points, loft access and doors to:

Bedroom One 12' x 11'8" max
Window to front aspect, ceiling light point, radiator and door to over stair storage cupboard.

Bedroom Two 13' x 8'6" max
Window to rear aspect, ceiling light point and radiator.

Bathroom 9'11" x 5'10"
Obscured window to rear aspect, ceiling light point, extractor fan, built-in airing cupboard housing boiler, part tiled walls, wood effect flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap over, shower cubicle with wall mounted chrome mixer shower over, wall mounted wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden
Accessed via reception area two and benefits from gravel pathway with access to two brick built out buildings, step up to patio area, lawn area and gated rear access.

Agent Notes:
1. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Bank Street.

2. 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.

3. Heritage Estate Agency advise potentially interested parties that the property backs onto commercial premises.

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.

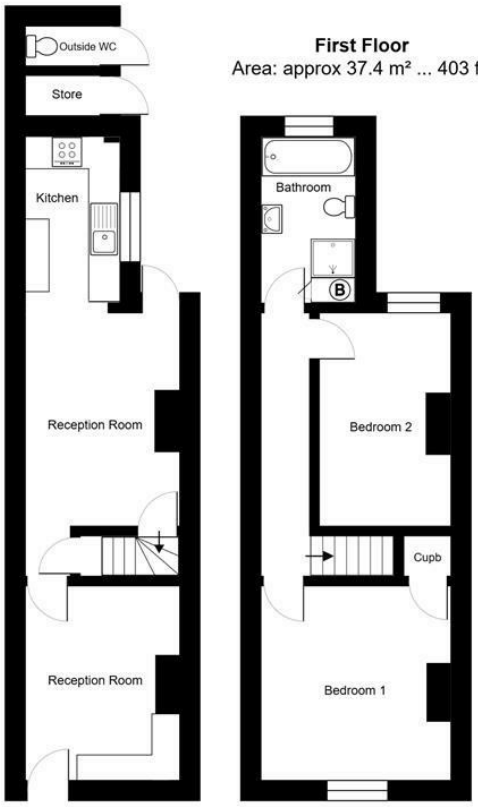
GENERAL INFORMATION

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 A

Ground Floor
Area: approx 31.4 m² ... 338 ft²



First Floor
Area: approx 37.4 m² ... 403 ft²

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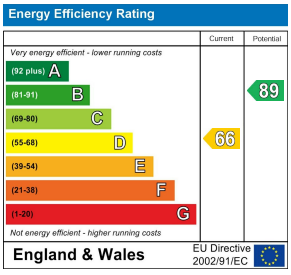
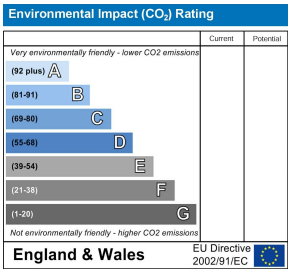
Total Area: approx 68.8 m² ... 741 ft² (excluding store, wc)

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.