



# HERITAGE ESTATE AGENCY



**7 Cartland Road, Kings Heath, Birmingham, B14 7NS**

**£650,000**

**A Five Bedroom Semi Detached Property**





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

The property is set back from the road and approached via driveway with shaped planted bed leading to garage and main entrance door with window over opening to:

#### **Entrance Porch**

Windows to front and side aspects, ceiling light point, built-in cupboard housing gas meter, tiled flooring and door to:

#### **Reception Hallway**

Window to front aspect, obscured window to side aspect, door to side aspect leading to driveway, coved ceiling, two ceiling light points, picture rail, part panelled walls, wood flooring, stairs rising to first floor accommodation, two radiators, original style feature fire place with hearth and doors to:

#### **Cellar 14'8" max x 12'5 max**

#### **Reception Room One 18'3" max x 13' max**

Bay window to front aspect, coved ceiling, ceiling light point, two wall mounted light points, picture rail, wood flooring, radiator and feature fire place with tiled surrounds and hearth.

#### **Reception Room Two 19' max x 13' max**

Bay window with French style doors to rear aspect opening to rear garden, coved ceiling, ceiling light point, two wall mounted light points, picture rail, radiator and feature fire surround with coal effect gas fire set on hearth.

#### **Ground Floor Shower Room 6'10" x 4'5"**

Obscured window to side aspect, ceiling spot lights, extractor fan, part tiled walls, wood effect tiled flooring, radiator and a suite comprising: shower cubicle with electric shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

#### **Reception Room Three 11'6" max x 13'7"**

Window to side aspect, ceiling light point, picture rail, wood flooring, radiator, feature fire place with coal effect gas fire set on hearth and door to:

#### **Breakfast Kitchen 17' x 10'1"**

Windows to front and side aspects, two ceiling light points,

concealed boiler, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, range style cooker and fridge/freezer, integrated dish washer and door with step down to:

#### **Garage/Utility 17'9" x 10'1**

Up and over door to front aspect, window to side aspect, double doors to rear aspect, work surface with space for washing machine and tumble dryer beneath.

#### **First Floor Accommodation**

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

#### **Landing**

Obscured window to side aspect, ceiling light point, part panelled walls, stairs rising to second floor accommodation, radiator and doors to:

#### **Bedroom One 15'1" x 12'11" max**

Window to rear aspect, ceiling light point, picture rail, built-in cupboard with double doors, radiator, feature fire place with tiled surrounds and hearth.

#### **Bedroom Two 14' x 13' max**

Window to front aspect, coved ceiling, ceiling light point, picture rail, radiator, feature fire place with tiled surrounds and hearth.

#### **Bedroom Three 12'4" max x 10'1" max**

Window to rear aspect, ceiling light point, radiator and feature fire surround.

#### **Bedroom Four 9'7" max x 13'6"**

Window to front aspect, ceiling light point, radiator and feature fire surround. (With some restricted head height)

#### **Family Bathroom 9'5" max x 9'11"**

Obscured window to side aspect, ceiling spot lights, part tiled walls, tiled flooring, heated towel rail, built-in cupboard and a bathroom suite comprising: roll top bath with mixer tap over, shower cubicle with electric shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.





### Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

#### Landing

Window to side aspect, wall mounted light point and doors to:

#### Bedroom Five 11' max x 12'11" max

Dormer window to rear aspect, ceiling light point and feature fire surround.

#### L Shaped Store Room 7'5" max x 13'7" max

Window to side aspect and wall mounted light point.

#### Outside

##### Rear Garden

Accessed via the garage or reception room two and benefits from layered paved seating areas, lawn area with planted beds to side, pathway leading to rear with shed 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. We would advise interested parties that the sellers of the property will be acting as Executors and that a Probate application has been made.
3. We are advised by the vendors of Cartland Road that the property over looks King Edward VI School.

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

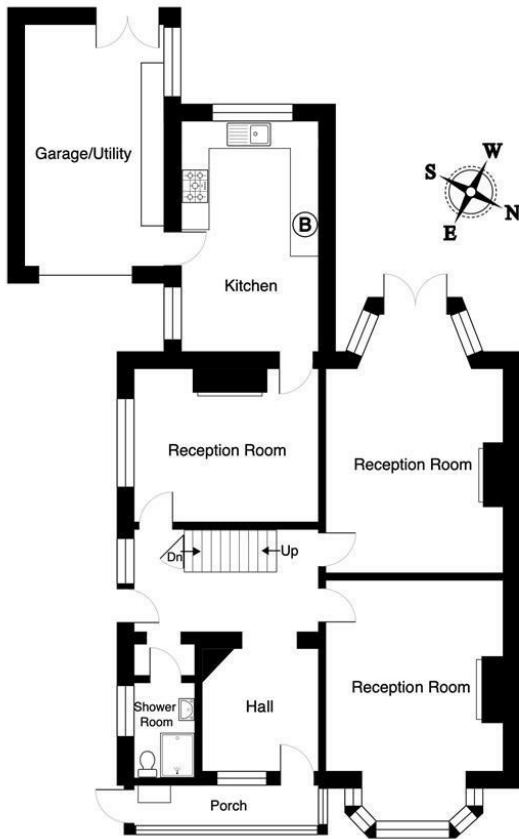
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. 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 E



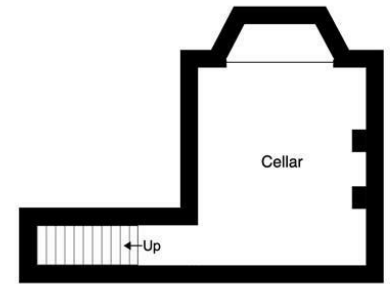
Ground Floor  
Floor Area: 121.2 m<sup>2</sup> ... 1304 ft<sup>2</sup>



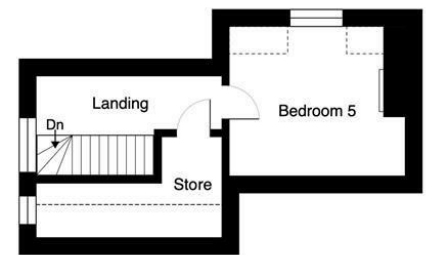
First Floor  
Floor Area: 88.7 m<sup>2</sup> ... 954 ft<sup>2</sup>



Basement  
Floor Area: 22.3 m<sup>2</sup> ... 240 ft<sup>2</sup>



Second Floor  
Floor Area: 28.9 m<sup>2</sup> ... 311 ft<sup>2</sup>



7 Cartland Road, Kings Heath, Birmingham, B14 7NS.

Total Area: approximately 261.0 m<sup>2</sup> ... 2809 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'

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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.

