



HERITAGE ESTATE AGENCY



167 Highbury Road, Kings Heath, B14 7QS

£375,000

A Three Bedroom Mid Terrace Property



**Highbury Road comprises in further detail:**

The property is set back from the road and approached via gated paved fore garden with dwarf wall to front and pathway leading to step up to:

Entrance Vestibule

Ceiling light point, wood effect flooring and door with window over to:

Entrance Hallway

Door to side aspect opening to rear garden, part coved ceiling, three ceiling light points, part panelled walls, built-in cupboard housing electric meter, part wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Cellar

Steps to cellar which is currently blocked.

Reception Room One 14' max x 10'2" max

Bay window to front aspect with window seat providing storage, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator, decorative fire surround with tiled backing and hearth.

Reception Room Two 12'3" x 10'2" max

Window to rear aspect, coved ceiling, ceiling light point, wood effect flooring and radiator.

Kitchen 10'8" x 9'3" max

Window to side aspect, ceiling light point, concealed boiler, wood effect 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, integrated oven and four ring gas with extractor hood over, space for under counter fridge, breakfast bar and door to:

Rear Lobby

Window to side aspect, door to rear aspect opening to rear garden, ceiling light point, loft access, wood effect flooring and door to:

Ground Floor Shower Room

Ceiling light point, part panelled walls, wood effect flooring, heated towel rail and a suite comprising: corner shower cubicle with mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

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

Landing

Four ceiling light point, loft access, part panelled walls, radiator and doors to:

Bedroom One 12'3" x 15'4" max

Two windows to front aspect, ceiling light point and radiator.

Bedroom Two 12'3" x 12'1" max

Window to rear aspect, ceiling light point, radiator and built-in over stair storage cupboard.

Bedroom Three 11' x 9'2" max

Window to rear aspect, ceiling light point and radiator.

Family Bathroom 5'10" x 5'8"

Obscured window to side aspect, ceiling light point, extractor fan, part panelled walls, wood effect flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, vanity unit with inset wash hand basin having mixer tap over and inset low level flush w.c.

Outside



Rear Garden

Accessed via the rear lobby, hallway or gated shared side access and benefits from blue brick and crazy paved area leading to paved patio area with doors to outhouses and lawn area with bed to side.

Utility 5'11" x 4'7"

Window to side aspect, ceiling light point, electric points, work surfaces with space for washing machine and further appliances beneath.

Garden Store

High level window to rear aspect.

Agent Note:

We have been informed by the vendor that the required Building Regulation Completion Certificate for the conversion back to a single dwelling will be available upon completion.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters affecting the property and would advise any potential buyer to 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

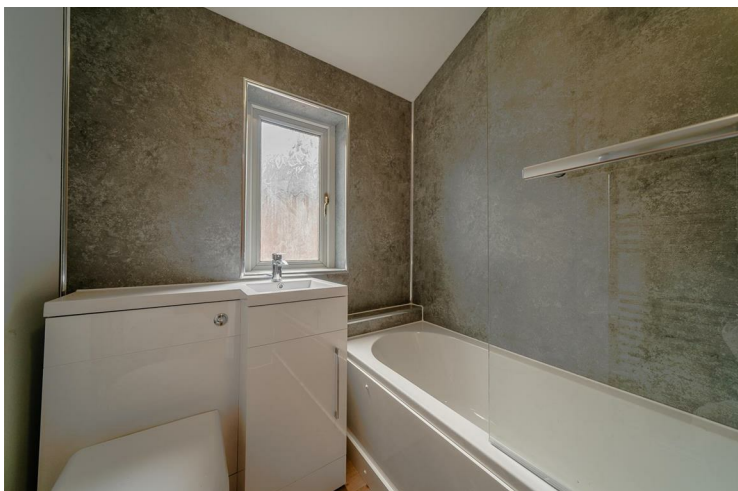
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

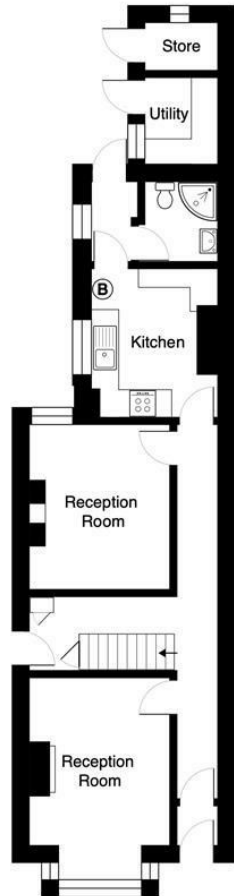
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band TBC (Speak to the office for further information)

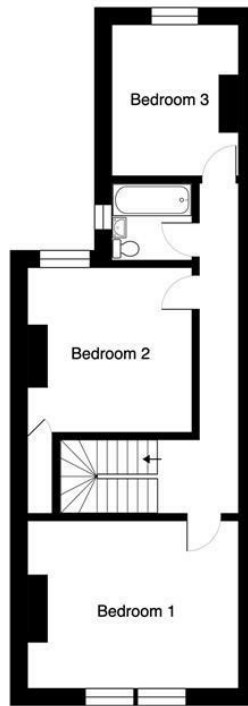




Ground Floor
Floor Area: 61.5 m² ... 662 ft²



First Floor
Floor Area: 59.2 m² ... 637 ft²



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Total Area: approximately 120.7 m² ... 1300 ft²

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

