# HERITAGE ESTATE AGENCY

## 10 Jasmin Croft, Kings Heath, Birmingham, B14 5AX

## £270,000

## A Three Bedroom Semi-Detached Property

**Jasmin Croft comprises in further detail:**
The property is set back from the road and approached via block paved driveway leading to garage, door to lean to and step up to main entrance door opening to:

**Entrance Porch**
Windows to side and front aspects, panelled ceiling, part panelled wall, wood effect flooring and door to:

**Entrance Hallway 12' max x 10'5" max**
Window to front aspect, three wall mounted light points, part panelled wall and ceiling, stairs rising to first floor accommodation and doors to:

**L Shaped Lounge/Dining Room 20'7" max > 7'10" min x 18'8" max > 11'4" min**
Window to rear aspect, patio door to rear aspect, coved ceiling, two ceiling light points, two ceiling spot lights, serving hatch to kitchen, a range of wall mounted cupboards, radiator and feature fire surround with coal effect gas fire set on hearth.

**Kitchen 11'6" x 6'10"**
Window to side aspect, two ceiling spot lights, serving hatch to dining area 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 eye level double oven and four ring gas hob with concealed extractor hood over, space for fridge/freezer and door to:

**Lean To 24'**
Doors to front and rear aspects, two wall mounted light points, space for washing machine and tiled flooring.

**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, loft access and doors to:

**Bedroom One 14' x 9'10" into wardrobes**
Window to rear aspect, ceiling light point, radiator, a range of fitted wardrobes and dressing table.

**Bedroom Two 13'10" x 9'11"**
Window to front aspect, ceiling light point, radiator and built-in wardrobe with double doors.

**Bedroom Three 11'1" x 8'5"**
Window to rear aspect, ceiling light point and radiator.

**Shower Room 6'4" x 8'4" into shower**
Obscured window to front aspect, ceiling spot lights, tiled walls, wall units and mirror, radiator with towel rail, cupboard housing boiler and a suite comprising: shower cubicle with wall mounted mixer shower over, vanity unit with wash hand basin and mixer tap over.

**Separate W.C.**
Obscured window to side aspect, ceiling light point, tiled walls and low level flush w.c.

**Outside**

**Rear Garden**
Accessed via the lean to or the lounge/dining room and benefits from paved patio, slate chipped area, further paved area and shed.

**Garage 16'1" x 7'6"**
Up and over door to front aspect, ceiling light point, wall mounted gas and electric meters.

**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.

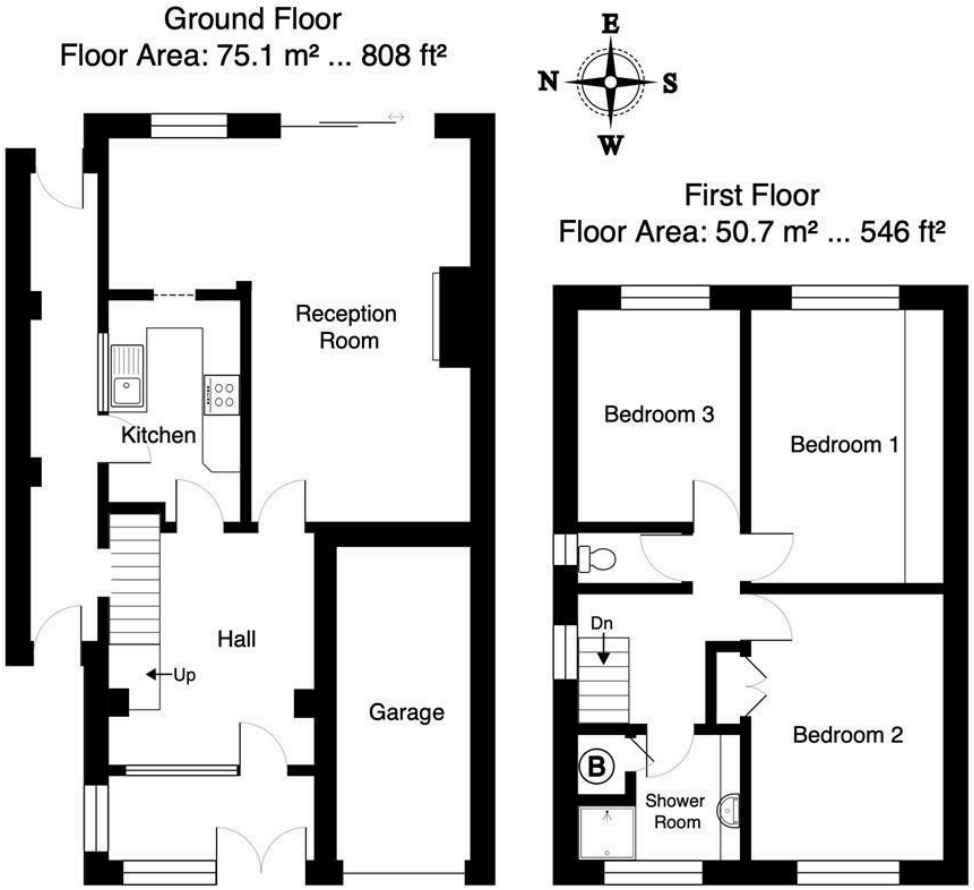
**FIXTURES AND FITTINGS**
Only those items expressly mentioned in the sales particulars will be included in the sale price.

**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 C

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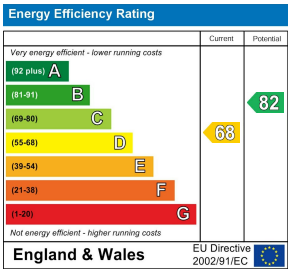
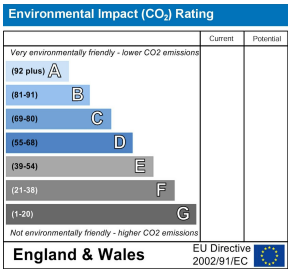
Total Area: approximately 125.8 m² ... 1354 ft²

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.