



HERITAGE ESTATE AGENCY



51 Avenue Road, Kings Heath, Birmingham, B14 7TJ

£400,000

A Three Bedroom Mid Terrace Property



**Avenue Road comprises in further detail:**

The property is set back from the road and approached via block paved driveway with shared pathway to gated side access and step up to main entrance door with fan light over opening to:

Reception Room One 11'10" x 9'8" max

Sash style window to front aspect, ceiling light point, built-in meter cupboard, wood effect flooring, stairs rising to first floor accommodation, column style radiator and door to:

Reception Area Two 11'9" excl door recess x 10'

Ceiling light point, wood effect flooring, column style radiator, opening to dining kitchen and door to:

Ground Floor W.C.

Ceiling light point, extractor fan, tiled flooring, low level flush w.c. with wash hand basin and mixer tap over.

Dining Kitchen 19'9" x 8'5"

French style doors to rear aspect opening to rear garden, sky lantern, ceiling spot lights, concealed boiler, wood effect flooring, vertical column style 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 and extractor hood over, space for washing machine, integrated fridge/freezer and dishwasher.

First Floor Accommodation

Leading from reception room one stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, built-in storage cupboard with double doors, stairs rising to second floor accommodation and doors to:

Bedroom Two 11'10" x 12'9" max

Sash style window to front aspect, ceiling light point and column style radiator.

Bedroom Three 12' max x 6'10" max

Sash style window to rear aspect, ceiling light point and column style radiator. (With some restricted head height)

Family Bathroom 8'7" max x 5'7" max

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: P shaped bath with mixer tap and wall mounted chrome mixer shower over, shower screen, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Second Floor Accommodation

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

Bedroom One 18'11" max x 10'10" max

Velux window, window to rear aspect, two ceiling light points and two column style radiators. (With some restricted head height)

Walk-In Wardrobe

Ceiling light point. (With some restricted head height)

En-Suite Shower Room 3' max x 5'11" max

Velux window, two wall mounted light points, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: corner shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside



Rear Garden

Accessed via a gated shared side passageway or the dining kitchen and benefits from patio area and lawn area.

Agent Notes:

1. We are advised that there is a right of way for the neighbouring property to pass over part of the garden to access a shared side passageway.

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property over looks Kings Heath Park.

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 effecting the property 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

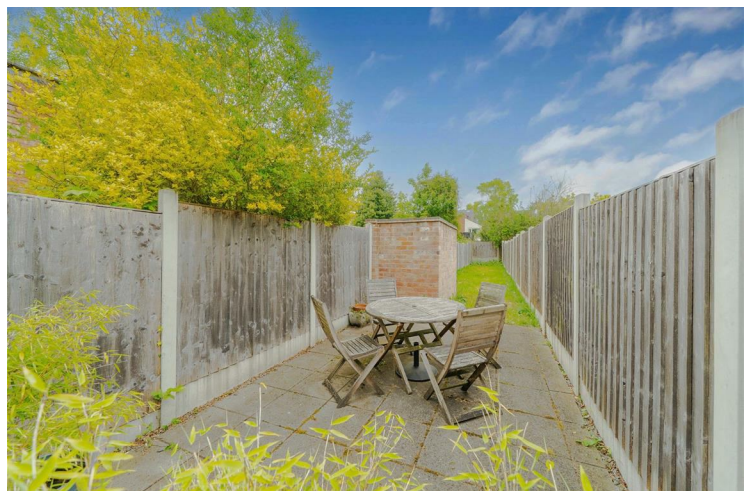
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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

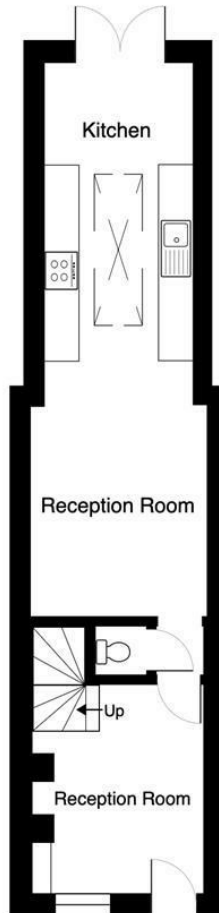




51 Avenue Road, Kings Heath,
Birmingham, B14 7TJ.

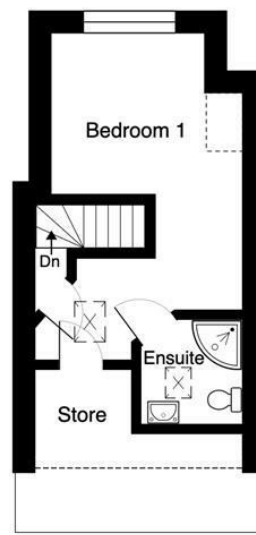
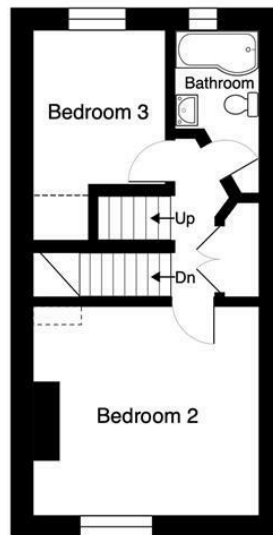
Ground Floor
Floor Area: 40.8 m² ... 439 ft²

Total Area: approximately 98.7 m² ... 1063 ft²



First Floor
Floor Area: 32.9 m² ... 355 ft²

Second Floor
Floor Area: 25.0 m² ... 269 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.

