



HERITAGE ESTATE AGENCY



34 Kings Close, Kings Heath, Birmingham, B14 6TP

Offers Around £260,000

A Three Bedroom Mid Terrace Property



**Kings Close comprises in further detail:**

The property is set back from the road and approached via communal pathway leading to gated fore garden with picket fencing to front, lawn area and pathway with steps leading down to main entrance door opening to:

Entrance Hallway

Obscured window to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Storage Cupboard

Gas and electric meters.

Lounge Area 14'6" max x 12'8" max

Window to front aspect, ceiling light point, radiator and opening to:

Dining Kitchen Area 11'5" x 15'8" max

Window to rear aspect, ceiling light point, ceiling spot lights, part wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated eye level double oven, microwave and inset five ring gas hob with extractor hood over, door to ground floor w.c. and patio doors to:

Utility/Garden Room 5'6" x 15'8"

Window to rear aspect, door to rear aspect opening to rear garden, ceiling spot lights, wood effect flooring and plumbing for washing machine.

Ground Floor W.C.

Ceiling spot lights, extractor fan, wash hand basin with mixer tap over encased in vanity unit and inset low level flush w.c.

First Floor Accommodation

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

Landing

Ceiling light point, loft access and doors to:

Airing Cupboard

Housing boiler.

Bedroom One 14'11" max x 10' max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 11'11" x 8'6"

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 9'10" max x 7'2" max

Window to front aspect, ceiling light point and radiator.

Bathroom 6'2" x 7'4"

Obscured window to rear aspect, ceiling light point, part panelled walls, wood effect flooring, radiator and a fitted bathroom suite comprising: panelled bath with mixer tap and mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside**Rear Garden**

Accessed via the utility/garden room and benefits from paved patio area with door to brick built store, lawn area and pathway leading to gated side access.

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 are advised by the Vendor that there is a shared access way to the side of the garden leading from Kings Close.

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

4. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is Rationalised Traditional Construction. Please speak to the office or your mortgage advisor if you require further information.

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

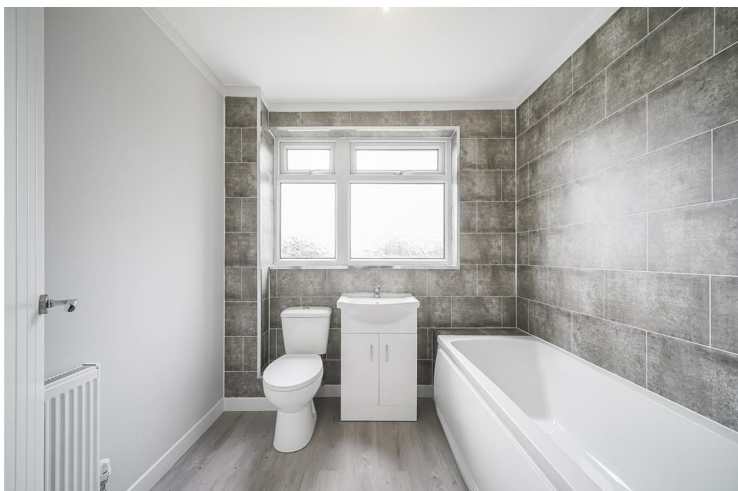
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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 B

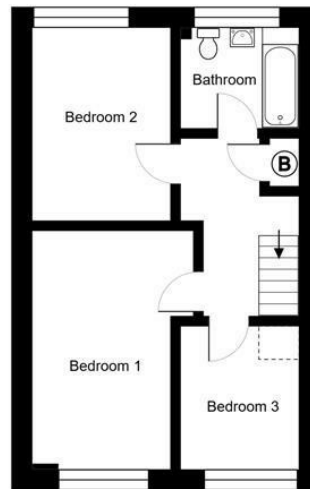




Ground Floor
Area: approx 52.0 m² ... 560 ft²



First Floor
Area: approx 42.2 m² ... 454 ft²



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Total Area: approx 94.2 m² ... 1014 ft² (excluding store)

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.

