



# HERITAGE ESTATE AGENCY



**23 Middleton Road, Kings Heath, Birmingham, B14 7HX**

**£300,000**

**A Two Bedroom End Terrace Property**





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

The property is set back from the road and approached via fore garden with dwarf wall to front, gravel area and pathway with steps up to main entrance door with window over opening to:

#### **Reception Room One 12'3" excl stair recess x 12'5" max**

Sash style window to front aspect, coved ceiling, two ceiling light points with ceiling roses, built-in meter cupboard, wood effect flooring, stairs rising to first floor accommodation, radiator, feature brick chimney breast with cast iron effect log burning stove set on hearth and doors to:

#### **Cellar 12'2" excl recess x 11'4" max**

Ceiling strip light, part panelled walls, wall mounted gas meter, electric points and radiator.

#### **Reception Room Two 13'2" x 12'5" max**

French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, original style built-in cupboards, wood effect flooring, radiator, feature fire place with hearth and opening with step down to:

#### **Kitchen 21'6" max x 6'1" max**

Windows to side and rear aspects, door to side aspect opening to rear garden, ceiling spot lights, vertical wall mounted column style radiator and a fitted kitchen comprising: a range of drawer and base units with work surfaces over, part tiled surrounds, inset Belfast style sink with mixer tap over, space for Range style cooker with extractor hood over, space for fridge/freezer, pluming for washing machine, integrated dishwasher, breakfast bar, cupboard housing boiler and door to:

### **Ground Floor W.C.**

Obscured window to rear aspect, ceiling light point, extractor fan, corner wash hand basin with mixer tap over and low level flush w.c.

### **First Floor Accommodation**

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

#### **Split Level Landing**

Ceiling light point and doors to:

#### **Bedroom One 12'3" x 12'6" max**

Window to front aspect, coved ceiling, ceiling light point with ceiling rose, built-in over stair storage cupboard, radiator and original style feature fire place.

#### **Bedroom Two 8'3" x 12'6" max**

Window to rear aspect, ceiling light point with ceiling rose, radiator and original style feature fire place.

#### **Bathroom 4'6" x 8'2"**

Obscured window to side aspect, ceiling light point, extractor fan, two wall mounted light points, part tiled walls, wood effect flooring and a bathroom suite comprising: free standing bath with mixer tap and mixer shower over, pedestal wash hand basin and low level flush w.c.

### **Outside**

#### **Rear Garden**

Accessed via a shared gated side access, reception room two or the kitchen and benefits from a blue slate chipped pathway leading to steps up to raised decked area, step down to lawn area and gravel area with shed to rear.





#### Agent Notes:

1. We are advised that there is an accessway for the neighbouring property to pass over part of the garden and for this property to pass over a neighbours driveway to access a shared side passageway.

2. 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.

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/Leasehold. 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

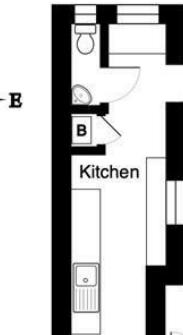
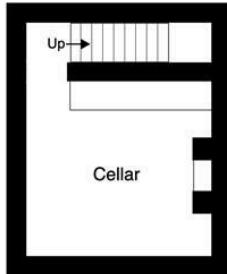




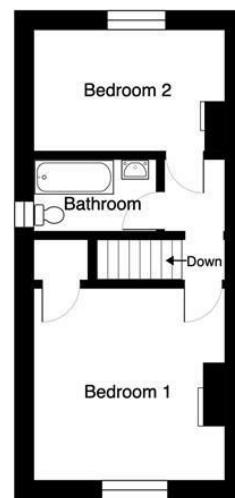
Ground Floor  
Floor Area: 46.4 m<sup>2</sup> ... 500 ft<sup>2</sup>



Cellar  
Floor Area: 17.3 m<sup>2</sup> ... 187 ft<sup>2</sup>



First Floor  
Floor Area: 34.4 m<sup>2</sup> ... 370 ft<sup>2</sup>



23 Middleton Road, Kings Heath, B14 7HX.

Total Area: approximately 98.2 m<sup>2</sup> ... 1057 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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Website:- [www.heritage-estates.co.uk](http://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.

