



HERITAGE ESTATE AGENCY



407 Alcester Road South, Kings Heath, Birmingham, B14 6ES

£475,000

A Three Bedroom Link Detached Property





Alcester Road South comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, lawn area with planted bed to side and driveway leading to garage and main entrance door opening to:

Entrance Porch

Windows to front aspect, two wall mounted light points, tiled flooring and door to:

Entrance Hallway

Ceiling light point, built-in storage cupboard, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 15'7" max x 11'5"

Bay window to front aspect, coved ceiling, ceiling light point, two wall mounted light points, dado rail, radiator and feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 13'11" x 11'5"

Moulded ceiling, ceiling light point, two wall mounted light points, radiator, feature fire surround with coal effect gas fire set on hearth and patio doors opening to:

Conservatory 13'10" max x 10'10" max

Windows to rear and side aspects, French style doors to side aspect opening to rear garden, wall mounted light point, electric points, tiled flooring and radiator.

Breakfast Kitchen 17'2" max x 10'5" max

Two windows to rear aspect, two Velux windows, ceiling spot lights, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, dual sink unit with mixer tap over, space for Range style cooker with extractor hood over, integrated dish washer and fridge, breakfast bar, concealed boiler and door to:

L Shaped Utility Room 14'3" max x 6'9" max

Door to rear aspect opening to rear garden, ceiling spot lights, loft access, tiled flooring, wall mounted units, base unit with work surface over, plumbing for washing machine, radiator and doors to:

Ground Floor Wet Room

Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls and flooring, radiator and a suite comprising: wall mounted chrome mixer shower, wall mounted wash hand basin and low level flush w.c.

Garage 17'6" x 8'1" max

Double doors to front aspect, two ceiling strip lights, wall mounted electric meter, two built-in cupboards and electric points.

First Floor Accommodation

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

Landing

Obscured window to side aspect, stained glass window, ceiling light point, built-in storage cupboard and doors to:

Bedroom One 16' max x 11'5"

Bay window to front aspect, ceiling light point and radiator.

Bedroom Two 13'11" x 11'5" into wardrobes

Window to rear aspect, ceiling light point, radiator and a range of bedroom furniture.

Bedroom Three 7'7" x 10'7"

Window to rear aspect, ceiling light point and radiator.

Family Bathroom 5'6" max x 7'2" max

Obscured window to side aspect, ceiling spot lights, loft access, tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap, shower attachment and electric shower over and wash hand basin with mixer tap over encased in vanity unit.

Separate W.C.

Obscured window to front aspect, ceiling light point, corner wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside





Rear Garden

Accessed via the conservatory or the utility room and benefits from paved patio with steps down to lawn area with planted beds to sides, steps down to rear paved seating area and shed.

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 vendors that the rear garden backs on to Cocks Moors Woods Golf Course.
3. Heritage Estate Agency advise potentially interested parties that there is a bus stand to the front of the property.
4. We would advise interested parties that the sellers of the property will be acting as Executors and that Probate has been granted.

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

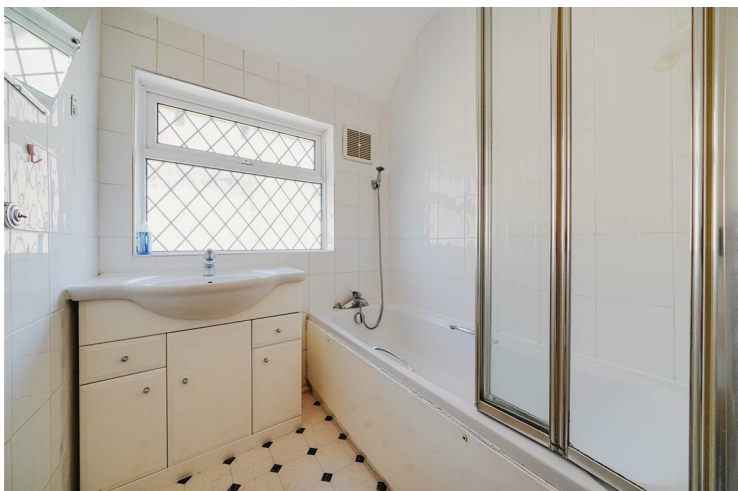
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

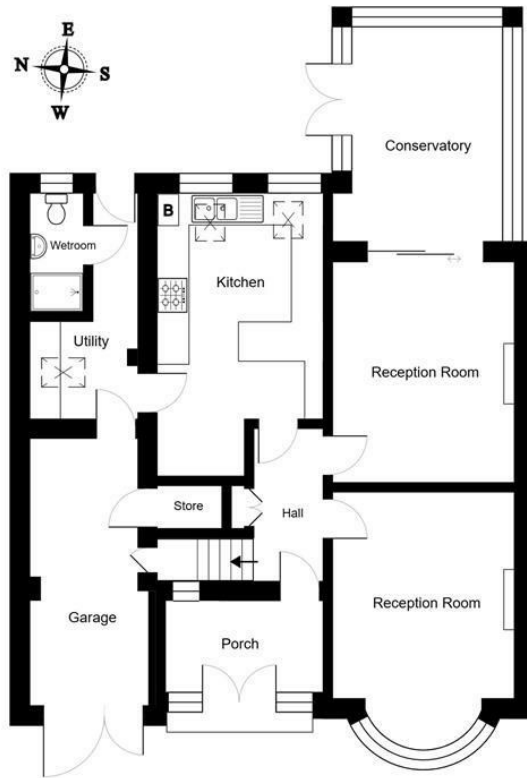
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band E





Ground Floor
Area: approx 101.4 m² ... 1091 ft²



First Floor
Area: approx 53.6 m² ... 577 ft²



407 Alcester Road South. Kings Heath, B14 6ES.

Total Area: approx 155.0 m² ... 1668 ft²

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.

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	

