



# HERITAGE ESTATE AGENCY



**40 Jasmin Croft, Kings Heath, Birmingham, B14 5AX**

**£325,000**

**A Three Bedroom Semi-Detached Property**





### **Jasmin Croft comprises in further detail:**

The property is set back from the road and approached via fore garden with lawn area, planted bed, block paved driveway, access to garage/utility, pathway leading to gated side access and main entrance door opening to:

#### **Entrance Lobby**

Ceiling light point and doors to:

#### **Garage 16'11" x 8'3"**

Up and over door to front aspect, obscured window to side aspect, ceiling light point, wall mounted boiler, wall mounted gas meter, two wall units, space for fridge/freezer, work surface area with plumbing for washing machine and space for tumble dryer below.

#### **Entrance Hallway**

Coved ceiling, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, door to under stair storage pantry, radiator and doors to:

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

Obscured window to side aspect, coved ceiling, ceiling light point, wood effect flooring, part tiled walls, wall mounted corner wash hand basin and low level flush w.c.

#### **Kitchen 10'10" x 8'6"**

Window to front aspect, ceiling light point, part tiled walls, tiled flooring, 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 eye level double oven and five ring gas hob, plumbing for dishwasher and space for under counter fridge.

#### **Lounge/Dining Room 12'11" x 17'**

Windows to rear aspect, coved ceiling, two ceiling light points, radiator, feature fire surround with inset coal effect gas fire set on hearth and French style doors to rear aspect opening to:

#### **Conservatory 9'8" x 13'3"**

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

#### **First Floor Accommodation**

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

#### **Landing**

Coved ceiling, ceiling light point, loft access and doors to:

#### **Bedroom One 10'11" x 17'1"**

Window to front aspect, coved ceiling, two ceiling light points and radiator.

#### **Bedroom Two 12'11" x 9'7"**

Window to rear aspect, coved ceiling, ceiling light point and radiator.

#### **Bedroom Three 12'10" x 7'1"**

Window to rear aspect, coved ceiling, ceiling light point and radiator.

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

Obscured window to side aspect, ceiling spot lights, tiled walls and flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer





tap and shower attachment over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

## Outside

### Rear Garden

Accessed via a gated side access or the conservatory and benefits from gravel area, lawn area, planted beds and stepping stone pathway leading to rear paved patio.

### 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.

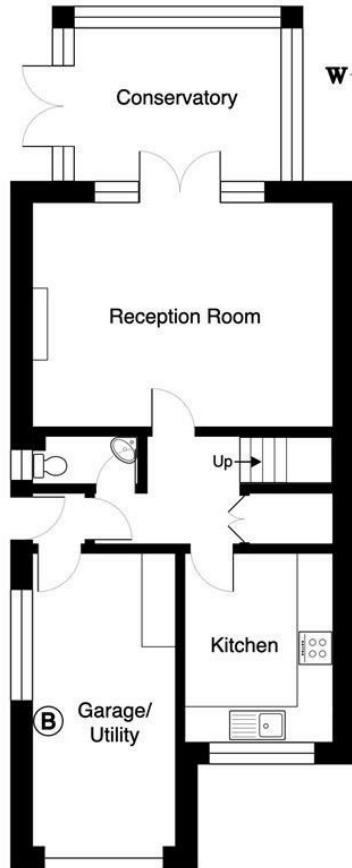
## COUNCIL TAX BAND

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





Ground Floor  
Floor Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>



First Floor  
Floor Area: 49.6 m<sup>2</sup> ... 534 ft<sup>2</sup>



40 Jasmin Croft,  
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Total Area: approximately 115.5 m<sup>2</sup> ... 1243 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'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

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.

