HERITAGE ESTATE AGENCY



78 Harton Way, Kings Heath, Birmingham, B14 6PF

£280,000

A Three Bedroom Semi Detached Property





Harton Way comprises in further detail:
The property is set back from the road and approached via part shared driveway leading to gated side access, garage and French style doors opening to:

Entrance Porch
Windows to front and side aspects, wall mounted light point and door to:

Entrance Hallway
Obscured window to front aspect, ceiling light point and doors to:

Dining Kitchen 14' x 10'7"
Window to front aspect, two ceiling light points, part tiled walls, tiled flooring, warm air vent 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, space for cooker with cooker hood over, space for under counter fridge and door to:

Lounge 12'11" x 15'3"
Window to rear aspect, door to hallway, two ceiling light points, two wall mounted light points, two warm air vents, stairs rising to first floor accommodation, feature fire surround with coal effect gas fire set on hearth and door to:

Utility Room 10'8" x 8'5"
Patio doors to rear garden, ceiling strip light, a range of wall, drawer and base units with work surfaces over, plumbing for washing machine and dish washer, floor mounted boiler and door to:

Garage 16'10" x 8'7"
Remote controlled up and over door to front aspect, obscured windows to front aspect, wall mounted electric and gas meters.

First Floor Accommodation
Leading from the lounge stairs rise to first floor accommodation leading onto:

Landing
Ceiling light point, warm air vent and doors to:

Bedroom One 9'8" x 15'2"
Window to rear aspect, ceiling light point, warm air vent and door to built-in wardrobe.

Bedroom Two 14'2" x 11'11"
Window to front aspect, ceiling light point, warm air vent and fitted wardrobes with sliding mirrored doors.

Bedroom Three 12'11" x 9'
Window to rear aspect, ceiling light point and warm air vent.

Dressing Room 4'5" x 8'11"
Ceiling light point, loft access and fitted wardrobe.

Bathroom 9'4" max x 8'10" max
Obscured window to front aspect, ceiling spot lights, extractor fan, tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap over, shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit, airing cupboard housing hot water cylinder, tiled flooring and shelving.





Separate W.C.
Obscured window to front aspect, ceiling spot lights, tiled walls and flooring, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden
Accessed via a gated side entrance or the utility room and benefits from paved area with steps rising to lawn area, various planted beds and shed.

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: 66.3 m² ... 714 ft²

First Floor
Floor Area: 64.9 m² ... 698 ft²



78 Harton Way, Kings Heath, Birmingham, B14 6PF.

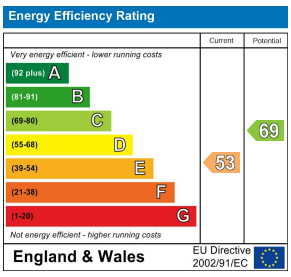


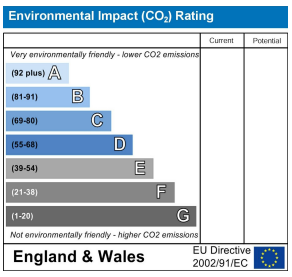
Total Area: approx 131.2 m² ... 1412 ft²

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.





The Property Ombudsman
arla | propertymark PROTECTED
naea | propertymark PROTECTED