



HERITAGE ESTATE AGENCY



21 Wyche Avenue, Kings Heath, Birmingham, B14 6LG
£340,000

A Three Bedroom Semi-Detached Property





Wyche Avenue comprises in further detail:

The property is set back from the road and approached via fore garden with planted bed to side, driveway leading to garage and step up to main entrance door opening to:

Entrance Porch

Windows to front and side aspects, ceiling spot lights, tiled flooring and door to:

Entrance Hallway

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

Under Stair Storage Pantry

Ceiling spot lights and wood effect flooring.

Reception Room One 14'3" max x 10'5" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, wood effect flooring, radiator and feature recess to chimney breast with decorative stove set on hearth.

Reception Room Two 14'3" max x 10'6" max

Coved ceiling, ceiling light point with ceiling rose, two wall mounted light points, picture rail, radiator and feature fire surround with inset coal effect gas fire set on hearth, windows with French style doors to rear aspect opening to:

Conservatory 10' x 7'8"

Windows to side and rear aspects, French style doors to rear aspect opening to rear garden, internal stained glass window overlooking kitchen, ceiling light point, tiled flooring and radiator.

Dining Kitchen 14'2" max x 13'2" max

Window to rear aspect, French style doors to rear aspect opening to rear garden, internal stained glass window overlooking conservatory, ceiling spot lights, tiled flooring, heated towel rail and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over and hot water function, space for Range style cooker with extractor hood over, space for American style fridge/freezer, dishwasher and washing machine and door to:

Garage 19'2" max x 10'1" max

Double doors to front, two ceiling strip lights, wall mounted boiler and heated towel rail.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 14'7" max x 10'5" max

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, radiator and fitted wardrobes with double doors.

Bedroom Two 14'2" max x 10'5" max

Bay window to rear aspect, coved ceiling, ceiling light point with ceiling rose, picture rail and radiator.

Bedroom Three 7' x 6'

Window to front aspect, coved ceiling, ceiling light point, wood effect flooring and radiator.





Bathroom 7' x 6'

Obscured window to rear aspect, ceiling spot lights, extractor fan, fitted storage cupboard, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: P shaped panelled bath with mixer tap and shower attachment over, vanity unit with counter top wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

Accessed via the dining kitchen or conservatory and benefits from paved patio with raised bed, step up to shaped lawn area with planted beds to sides and archway to gravel pathway to:

Shed/Workshop 9'4" x 11'8"

Up and over door to front and electric points.

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.

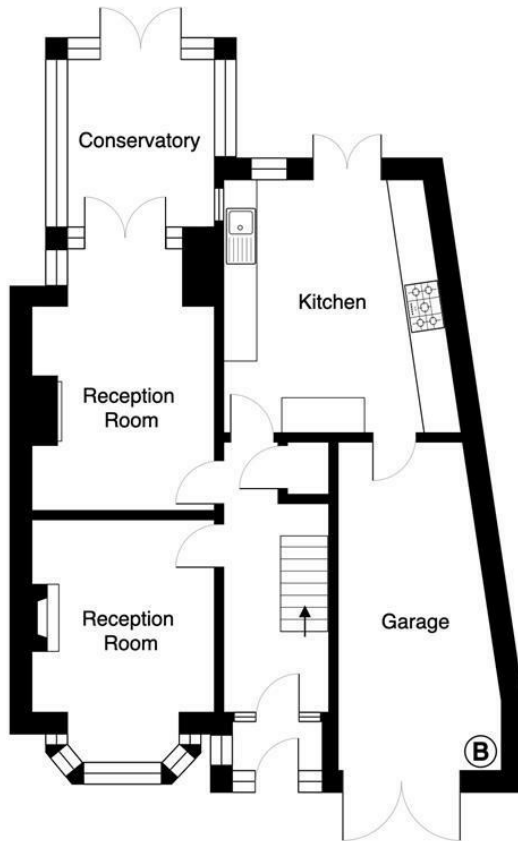
COUNCIL TAX BAND

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

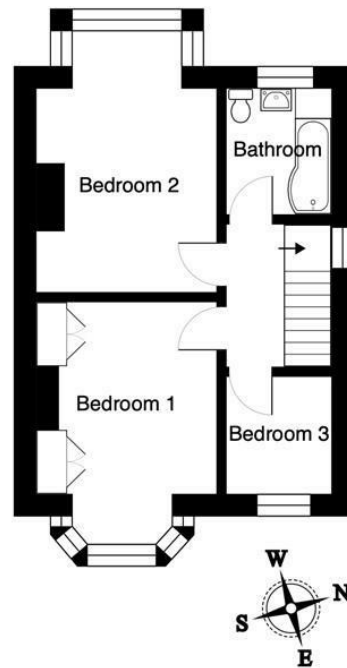




Ground Floor
Floor Area: 80.8 m² ... 870 ft²



First Floor
Floor Area: 40.2 m² ... 433 ft²



21 Wyche Avenue, Kings Heath,
Birmingham, B14.

Total Area: approx 121.0 m² ... 1303 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.

