



HERITAGE ESTATE AGENCY



6 Middleton Road, Kings Heath, Birmingham, B14 7HP

£260,000

A Three Bedroom Semi-Detached Property with Loft Room



**Middleton Road comprises in further detail:**

The property is set back from the road and approached via fore garden with lawn area, pathway leading to gated side access and step up to main entrance door opening to:

Entrance Porch

Obscured windows to front aspect, wall mounted light point and door to:

Entrance Hallway

Two ceiling light points, cupboard housing electric meter, open tread staircase rising to first floor accommodation with storage space beneath and door to:

Lounge 14'4" max x 11'8" max

Window to front aspect, ceiling light point with fan, two wall mounted light points, two low level warm air fans and sliding doors to:

Dining Kitchen 9'3" x 17'10"

Windows to rear aspect, ceiling strip light, two wall mounted light points, part tiled walls and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink with double drainer unit, space for cooker, washing machine and fridge, inset warm air heating system and door to:

Sun Lounge 7'8" x 17'4"

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, coved ceiling, ceiling light point and electric points.

First Floor Accommodation

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

Landing 9'4" x 9'11"

Obscured window to side aspect, ceiling light point, cupboard housing boiler, loft access with pull down ladder and doors to:

Bedroom One 13'6" into wardrobes x 10'7" into wardrobes

Window to front aspect, ceiling light point with fan, warm air vent and fitted wardrobes.

Bedroom Two 10' x 9'6" excl ladder recess

Window to rear aspect, coved ceiling, ceiling light, warm air vent, door to access to loft room with pull down ladder and fitted cupboard with work space.

Bedroom Three 8'9" max x 7' max

Window to front aspect, ceiling light point, warm air ceiling vent, built-in storage cupboard with double doors and built-in base unit with work surface over.

Shower Room 5'4" x 8'1"

Obscured window to rear aspect, ceiling light point, tiled walls, wood effect flooring, warm air ceiling vent, wall mounted electric heater and a suite comprising: walk-in shower cubicle with wall mounted electric shower over, pedestal wash hand basin and low level flush w.c.

Loft

Ceiling light point and boarded.

Loft Room 9'4" x 9'11"

Velux window and ceiling light point. (With some restricted head height)

Outside**Rear Garden**

Accessed via a gated side access or the sun lounge and benefits from paved patio area, lawn area, planted beds, shed and gate to rear to garage en-bloc.





Garage

Up and over door to front. Vehicular gated access from Alcester Road South.

Agent Notes:

1. We would advise interested parties that the seller of the property will be acting with Power of Attorney.

2. Heritage Estate Agency advise potentially interested parties that we suspect the property is of a non standard construction. We have not been able to verify the type of the construction so please speak to the office if you require further information.

3. We have not been able to verify whether historic works to the property required any necessary Building Regulation approval, or whether such approvals were obtained.

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.

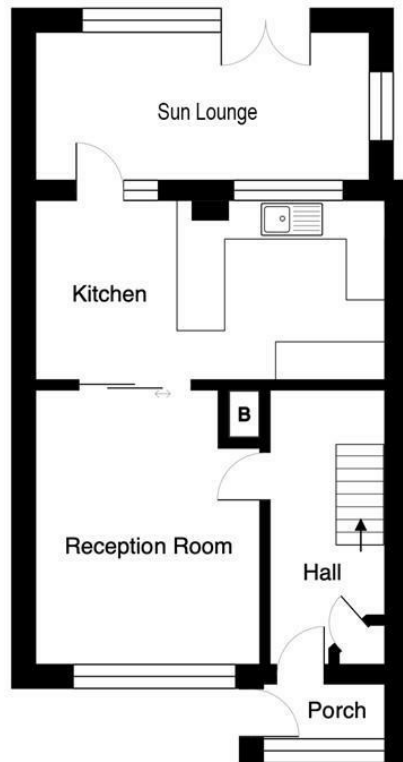
COUNCIL TAX BAND

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





Ground Floor
Floor Area: 57.6 m² ... 620 ft²



First Floor
Floor Area: 41.0 m² ... 441 ft²



**6 Middleton Road, Kings Heath,
Birmingham, B14 7HP.**

Total Area: approximately 98.6 m² ... 1061 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

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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.

