



HERITAGE ESTATE AGENCY



9 Greenwood Close, Kings Heath, Birmingham, B14 6ET

£315,000

A Three Bedroom Detached Property





Greenwood Close comprises in further detail:

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

Entrance Porch

Windows to front and side aspects, ceiling light point and door to:

Lounge 15'9" x 12'

Window to front aspect, coved ceiling, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator, feature fire surround with coal effect gas fire set on hearth and door to:

Kitchen 9'2" x 11'11"

Two windows to rear aspect, ceiling light point and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and concealed extractor hood over, space for dishwasher, washing machine, fridge and freezer, radiator and French style doors opening to:

Conservatory 14'1" x 8'6"

Windows to rear and side aspects, French style doors to side aspect opening to rear garden, two wall mounted light points, radiator and door with step down to:

Utility Room 4'5" x 8'

Ceiling strip light, wall mounted boiler, space for tumble dryer, tiled flooring and door to:

Garage/Store 13'1" x 8'1"

Up and over door to front aspect and ceiling strip light.

First Floor Accommodation

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

Landing

Ceiling light point, loft access and doors to:

Built-in Storage Cupboard

With shelving.

Bedroom One 12'6" into wardrobes x 11'10" into wardrobes

Two windows to front aspect, ceiling light point, radiator and a range of fitted wardrobes.

Bedroom Two 16'10" x 7'10"

Dormer window to front aspect, window to rear aspect, ceiling light point and two radiators. (With some restricted head height)

Bedroom Three 9'1" max x 8'4" max

Window to rear aspect, ceiling light point, radiator and door to over stair storage cupboard.

Bathroom 5'6" x 6'2"

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, pedestal 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 paved pathway and seating area, lawn with planted beds to sides.





Agent Notes:

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

2. We are advised by the vendors of Greenwood Close that the property is close to Woodthorpe School.

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

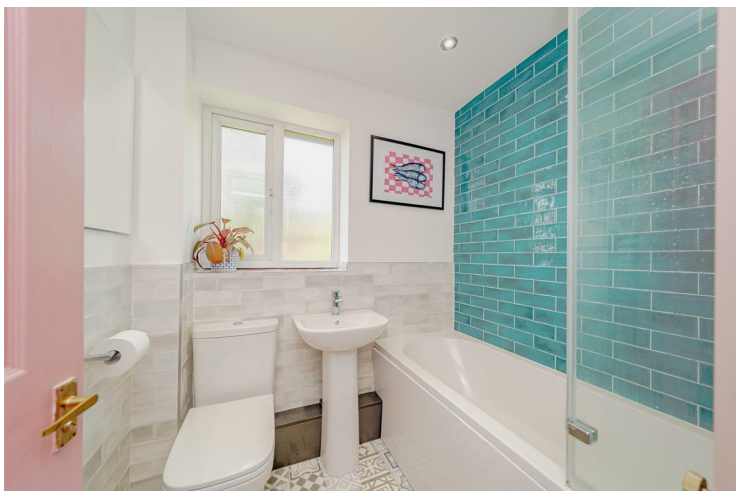
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

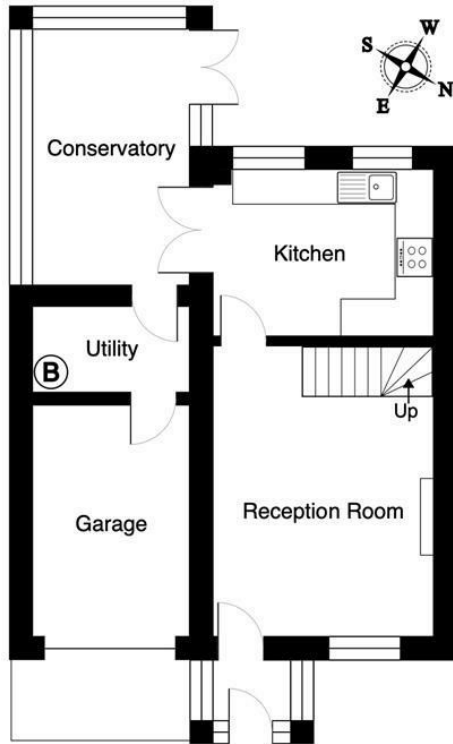
COUNCIL TAX BAND

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

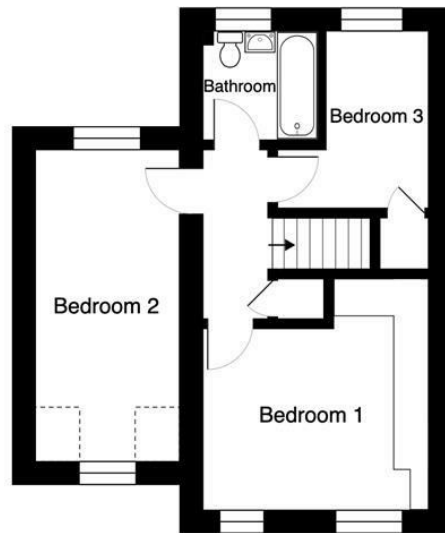




Ground Floor
Floor Area: 59.3 m² ... 639 ft²



First Floor
Floor Area: 44.0 m² ... 474 ft²



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Total Area: approximately 103.4 m² ... 1113 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information
Contact the agent for more details

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.

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		67	74
		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	

