



HERITAGE ESTATE AGENCY



39 Waterloo Road, Kings Heath, Birmingham, B14 7SD
£300,000

A Three Bedroom Mid Terrace Property



**Waterloo Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front and pathway leading to step up to main entrance door with window over opening to:

Reception Room One 14'5" max x 12'3" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, built-in cupboards housing gas and electric meters, radiator, feature tiled fire surround with tiled hearth and door to:

Reception Room Two 12'2" x 12'3" max excl recess

Sash style window to rear aspect, coved ceiling, ceiling light point, door to stairs rising to first floor accommodation, radiator, feature fire surround with coal effect gas fire set on hearth and doors to:

Under Stair Storage Pantry

Ceiling light point.

Kitchen 14'11" x 7'7"

Two windows to side aspect, door to side aspect opening to rear garden, ceiling spot lights, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated eye level oven and four ring gas hob with extractor hood over, integrated fridge/freezer and space for washing machine.

First Floor Accommodation

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Landing

Two ceiling light points, loft access, radiator and doors to:

Bedroom One 12'3" x 14'1" into wardrobe

Two sash style windows to front aspect, ceiling light point, radiator and fitted wardrobes.

Bedroom Two 12'2" x 10'11" max

Sash style window to rear aspect, ceiling light point, radiator, original style feature fire place and door to over stair storage cupboard.

Bedroom Three 7'1" max x 7'9" max excl recess

Window to rear aspect, ceiling light point, radiator and cupboard housing boiler.

Bathroom 4'6" x 7'8"

Obscured window to side aspect, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.

Outside**Rear Garden**

Accessed via a gated shared side passageway or the kitchen and benefits from blue brick pathway with planted bed to side leading to door to outhouse and patio with door to further outhouse, steps down with planted beds to sides to lawn area with planted beds to sides.

Outhouse One

Ceiling light point and door to:

Outside W.C.

Window to side, tiled flooring and high level flush w.c.

Outhouse Two

Storage.



**Agent Notes:**

1. We would advise interested parties that the seller of the property will be acting as an Administrator and Letters of Administration have been applied for.

2. Heritage Estate Agency advise potentially interested parties that the rear garden backs onto commercial premises.

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

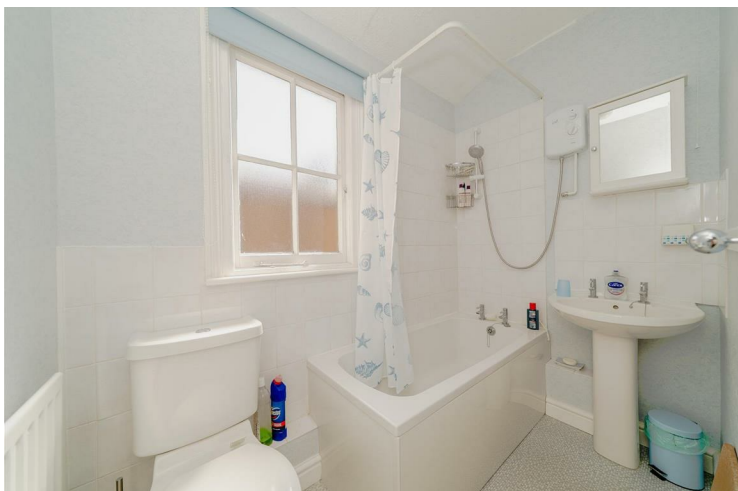
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

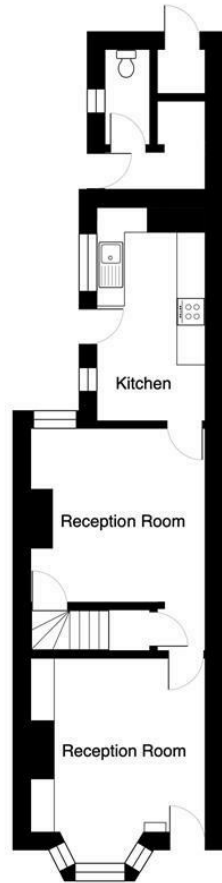
COUNCIL TAX BAND

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

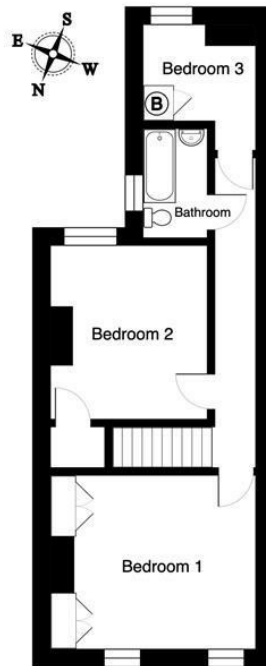




Ground Floor
Floor Area: 44.3 m² ... 477 ft²



First Floor
Floor Area: 49.7 m² ... 535 ft²



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Birmingham, B14 7SD.

Total Area: approximately 94.0 m² ... 1012 ft² (excluding outbuildings)

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.

