HERITAGE ESTATE AGENCY

20 Balaclava Road, Kings Heath, Birmingham, B14 7SG

£270,000

A Two Bedroom Mid Terrace Property

Balaclava Road comprises in further detail:
The property is set back from the road and approached via public pathway leading to step up to main entrance door with window over opening to:

Reception Room 11'2" x 10'6" max
Window to front aspect, ceiling light point, built-in shelving, cupboard housing meter, wood flooring, radiator, feature recess to chimney breast with mantle and log burner set on hearth and doorway to:

Inner Lobby
Ceiling light point, access to under stair storage area and doorway to:

Kitchen/Dining Room 22'4" x 10'8" > 8'10"
Window to rear aspect, door to rear aspect opening to rear garden, sky light, ceiling light point, ceiling spot lights, door to stairs rising to first floor accommodation, wood flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink with mixer tap over, tiled surrounds, integrated oven and electric hob with extractor hood over, integrated dishwasher, washer/dryer, fridge and freezer.

First Floor Accommodation
Door from the dining area leads to stairs rising to first floor accommodation leading onto:

Landing
Ceiling light point, door to stairs rising to second floor accommodation and further doors to:

Bedroom Two 11'1" x 10'7" max
Window to front aspect, ceiling light point, radiator, feature fire surround and door to over stair storage cupboard.

Bathroom 8'10" max x 10'8" max
Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, wall mounted boiler, column style radiator and a bathroom suite comprising: panelled bath with telephone style mixer tap and shower attachment over, shower cubicle with rain fall style shower and additional shower head over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Second Floor Accommodation
Door from the first floor landing leads to stairs rising to second floor accommodation leading up to:

Bedroom One 14'11" x 10'4" max
Dormer window to front aspect, ceiling light point, radiator and opening to: (With some restricted head height)

Walk-In Wardrobe 8'11" x 10'6"
Wall mounted strip light. (With some restricted head height)

Outside

Rear Garden
Accessed via the kitchen area and benefits from paved seating area, lawn area, raised beds and gated rear access.

Agent Note:
We are advised by the Vendor that there is a shared access way to the rear of the garden leading from South Road.

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.

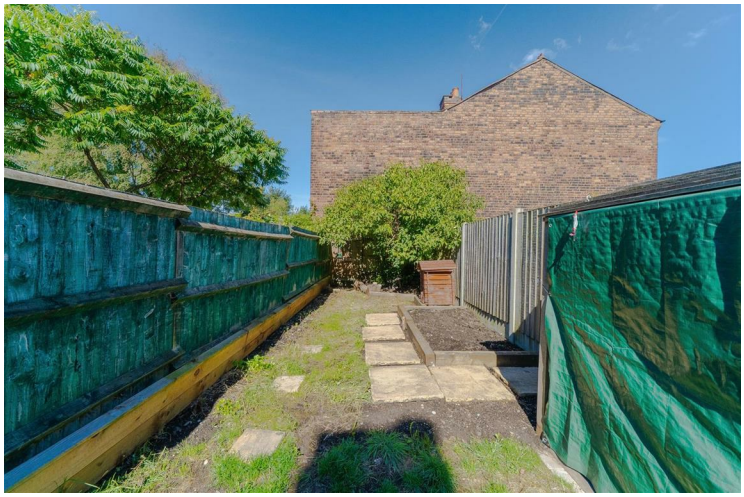
FIXTURES AND FITTINGS
Only those items expressly mentioned in the sales particulars will be included in the sale price.

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 A



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements approximate and not to scale
Please check all information prior to decision making
For more information please contact the agent

VIEWING By appointment through 'Heritage'
Tel: (0121) 443 5900
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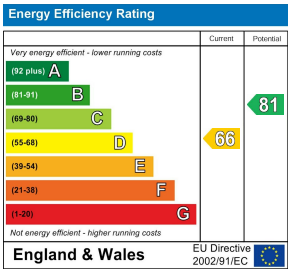
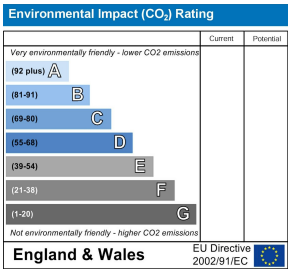
E-mail:- info@heritage-estates.co.uk
Website:- www.heritage-estates.co.uk
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

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.