HERITAGE ESTATE AGENCY

34 Gristhorpe Road, Selly Oak, Birmingham, B29 7SW

£275,000

A Three Bedroom Semi Detached Property

Gristhorpe Road comprises in further detail:
The property is set back from the road and approached via shared pathway leading to paved fore garden with dwarf wall and iron railings leading to step up to main entrance door with obscured window over opening to:

Entrance Vestibule
Coved ceiling, built-in cupboard housing gas meter and door with window over opening to:

Entrance Hallway
Ceiling light point, picture rail, high level shelf, tiled flooring, radiator and doors to:

Reception Room One 12'10" max x 8'11" max
Bay window to front aspect, coved ceiling, ceiling light point, fitted shelving, storage cupboard housing electric meter, radiator, feature fire place with tiled surround and hearth.

Reception Room Two 12'3" x 12'4" max
Window to rear aspect, coved ceiling, ceiling light point, wooden floor boards, radiator, feature fire place with tiled surrounds and hearth and door to:

Inner Lobby
Ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.
Obscured window to side aspect, wall mounted light point, wood effect flooring, wall mounted wash hand basin and low level flush w.c.

Kitchen 10'11" x 7'1"
Two windows to side aspect, ceiling light point, panelled ceiling, 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, cooker, space for fridge/freezer and door to:

Rear Lobby
Door to side aspect opening to rear garden, ceiling light point, panelled ceiling, wall mounted boiler, space for washing machine, tiled flooring and door to:

Ground Floor Bathroom 7'11" x 6'9"
Obscured window to side and rear aspects, ceiling light point, panelled ceiling, part panelled walls, part tiled walls, radiator, wall mounted electric heater and a bathroom suite comprising: panelled bath, shower cubicle with mixer shower over, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation
Leading from the inner lobby stairs rise to first floor accommodation leading onto:

Split Level Landing
Window to side aspect, coved ceiling, two ceiling light points, loft access, picture rail and doors to:

Bedroom One 11'2" x 12'4" max
Two windows to front aspect, coved ceiling, ceiling light point and radiator.

Bedroom Two 12'4" x 9'4" max
Windows to rear aspect, ceiling light point and radiator.

Bedroom Three 10'11" max x 7'2" max
Window to rear aspect, ceiling light point and radiator.

Outside

Rear Garden
Accessed via a gated side access or the rear lobby and benefits from paved patio, lawn area and shed.

Agent Note:
We have not been able to verify whether historic works to the property required any necessary Planning or 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.

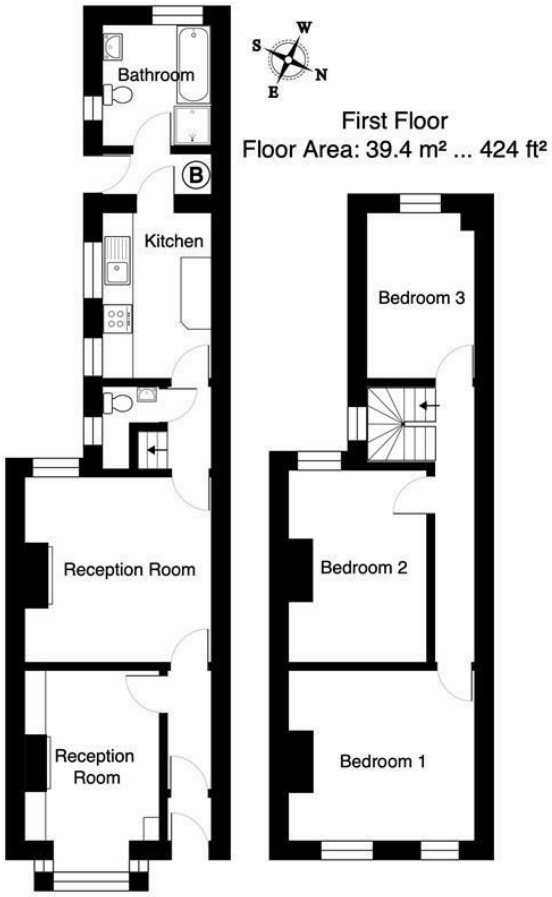
SERVICES
Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing 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 B

Ground Floor
Floor Area: 48.7 m² ... 524 ft²



34 Gristhorpe Road, Selly Oak, B29 7SW.

Total Area: approximately 88.1 m² ... 949 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

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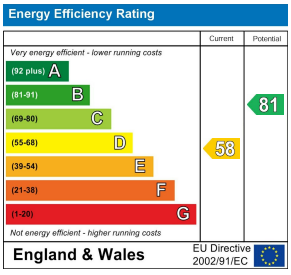
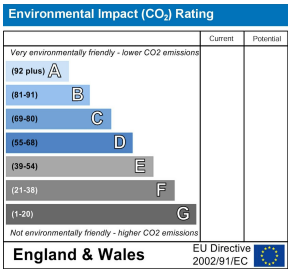
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

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.