HERITAGE ESTATE AGENCY



44 Wynfield Gardens, Kings Heath, Birmingham, B14 6EY

£175,000

A Two Bedroom Ground Floor Maisonette





Wynfield Gardens comprises in further detail:
The property is set back from the road and approached via public pathway leading to fore garden with planted beds, lawn areas and shared pathway with steps down to storage cupboard and main entrance door opening to:

Entrance Vestibule
Ceiling light point, wood effect flooring and door to:

Lounge/Dining Room 16'11" max x 10'10"
Window to front aspect, door to inner lobby, two ceiling light points, wood effect flooring, wall mounted electric heater, feature fire surround with hearth and door to:

Kitchen 9'2" max x 8'5"
Window to rear aspect, ceiling light point, part tiled walls and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring electric hob over, integrated fridge/freezer, washing machine and dish washer and door to:

Conservatory 9'6" x 8'6"
Windows to side and rear aspects, French style doors to side aspect opening to rear garden, ceiling light point with fan, wall mounted electric heater and tiled flooring.

Inner Lobby
Ceiling light point, wood effect flooring, door to under stair storage cupboard and further doors to:

Airing Cupboard
Hot water tank and shelf.

Bedroom One 15'9" max x 9'5" max
Window to front aspect, ceiling light point, wall mounted electric heater and a range of fitted wardrobes.

Bedroom Two 9'9" x 9'2
Window to rear aspect, ceiling light point and wall mounted electric heater.

Bathroom 5'6" max x 6'10" max
Obscured window to rear aspect, ceiling light point, wall mounted mirrored bathroom cabinet, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and wall mounted electric shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden
Accessed via the conservatory and benefits from paved patio area, planted beds, lawn area and stepping stone pathway leading gated rear access.

Garage En-Bloc 17'4" x 8;1"
Up and over door to front.

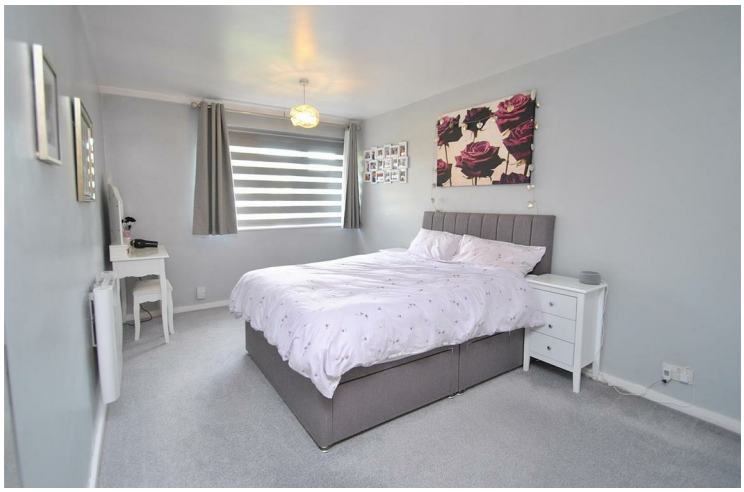
Lease Details
Approx term remaining:- 134 years (189 years from 29/09/1971)

Ground Rent - Peppercorn

Service Charge - £34.00 per six months (for the period 29/09/2026 to 30/03/2027)

The vendor(s) have provided the information relating to the lease 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 vendor(s) and would advise any potential buyer obtain verification from their solicitor.





Agent Notes:
1. We are obliged to disclose that a member of Heritage Estate Agency Limited staff has an interest in 44 Wynfield Gardens.

2. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Wynfield Gardens.

3. We are advised by the vendor that the lease restricts the following:
- not to make any structural alterations in or additions to any buildings without the prior written consent of the Lessor
- not to affix any external aerial to the building
- not to park any vehicle caravan boat horsebox or trailer on the demised premises
- not to use the premises for any other purpose than of a private dwellinghouse for a single family

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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, 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 Leasehold. 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.

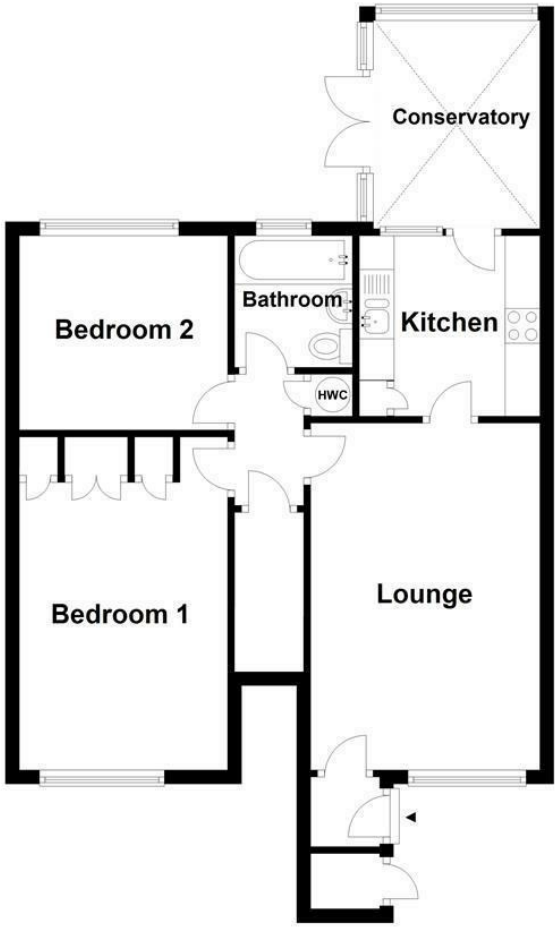
COUNCIL TAX BAND
The vendor has informed us that the property is located within Birmingham City Council - Band B





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Ground Floor



Not to scale. For illustrative purposes only

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.

