HERITAGE ESTATE AGENCY



90 Taylor Road, Kings Heath, Birmingham, B13 0PQ

£300,000

A Three Bedroom End Terrace Property





Taylor Road comprises in further detail:
The property is set back from the road and approached via a block paved driveway with shaped planted beds leading to gated side access and step up to main entrance door opening to:

Entrance Hallway
Ceiling light point, wood flooring, staircase rising to first floor accommodation with built in under stairs storage cupboard, wall mounted gas boiler, radiator and doors to:

Lounge 12'10" max x 10'10" max
Bay window to front aspect, coved ceiling, ceiling light point, wood flooring, vertical style radiator, feature fireplace with tiled surrounds and hearth.

Dining Kitchen 10'9" max x 16'7" max
Kitchen Area: Window to rear aspect, ceiling spot lights, wood effect flooring 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, space for cooker and washing machine, radiator and opening to:

Dining Area: French style doors to rear aspect opening to rear garden, ceiling light point, wood effect flooring, space for fridge/freezer and vertical style radiator.

First Floor Accommodation
Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Landing
Obscured window to side aspect, ceiling light point, loft access, wood effect flooring and doors to:

Bedroom One 11' x 11' into wardrobes
Window to front aspect, ceiling light point, wood effect flooring, radiator and built in wardrobes.

Bedroom Two 10'9" x 10'9"
Window to rear aspect, ceiling light point and radiator.

Bedroom Three 6'1" x 5'8"
Window to front aspect, ceiling light point and radiator.

Shower Room 6'11" x 5'4"
Obscured window to rear aspect, ceiling light point, part panelled walls, wood effect flooring, vertical style radiator and a bathroom suite comprising: walk in shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden
Accessed via a gated side access or the dining area and benefits from patio area with steps down to lawn area, planted bed to side, pathway leading to rear paved area with door opening to:

Workshop 20'7" x 7'
Electric points and door to:

Garage 19'8 x 11'5
Window, ceiling strip light and doors opening to the rear access lane.

Agent Notes:
1. 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.

2. We are advised by the vendors of the property that there is a shared access to the rear of the garage/garden which leads off May Lane.

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.

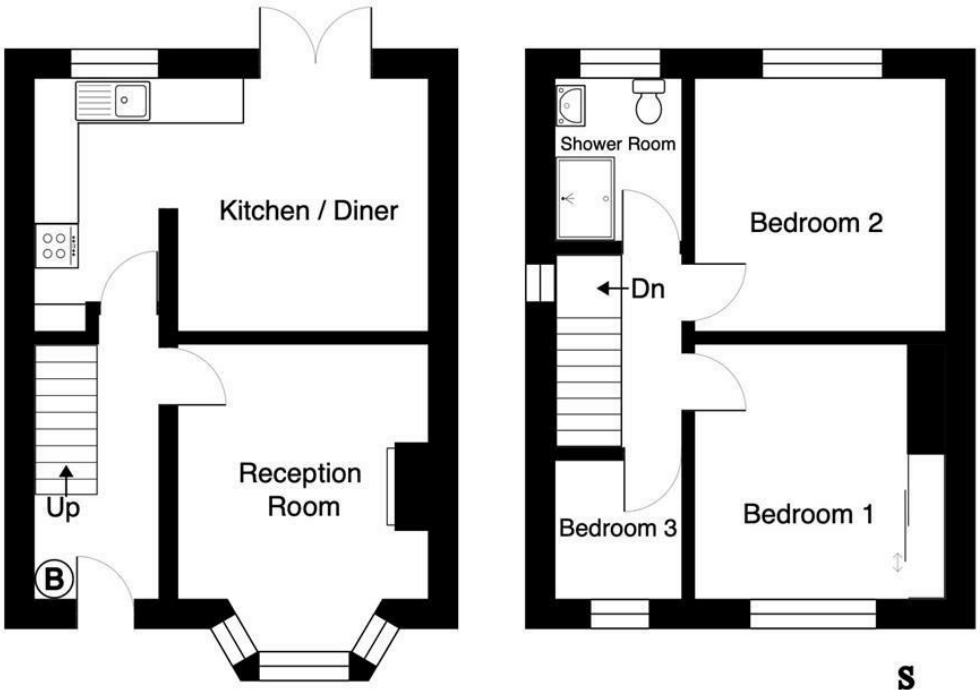
COUNCIL TAX BAND
The vendor has informed us that the property is located within Birmingham City Council - Band B





Ground Floor
Floor Area: 36.6 m² ... 394 ft²

First Floor
Floor Area: 35.2 m² ... 379 ft²





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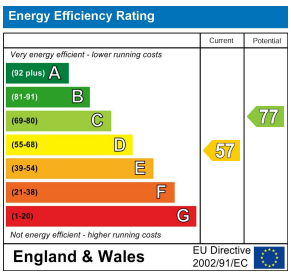
Total Area: approx 71.8 m² ... 773 ft²

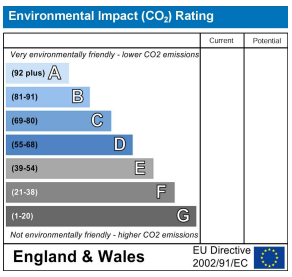
All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'
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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.





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