HERITAGE ESTATE AGENCY



59 Springfield Road, Kings Heath, Birmingham, B14 7DU

£550,000

A Four Bedroom Semi-Detached Property





Springfield Road comprises in further detail:
The property is set back from the road and approached via fore garden with dwarf wall to front, planted beds, driveway leading to garage and pathway leading to step up to:

Open Canopy Porch
Main entrance door with stained glass panel over opening to:

Entrance Vestibule
Tiled flooring and door to:

Entrance Hallway
Three ceiling light points with ceiling roses, picture rail, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One - Area One 14'1" max x 12'11" max
Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature fire surround with tiled inset and opening to:

Area Two 10' x 10'8" max
Ceiling light point, radiator, door to study and further door to:

Under Stair Storage Pantry
Wall mounted light point and shelving.

Cloakroom 10'9" x 8'7"
Window to side aspect, two ceiling light points, fitted overhead cabinets, opening to hallway and door to dining kitchen.

Reception Room Two 14'4" max x 12'4"
Coved ceiling, ceiling light point, picture rail, feature tiled fire surround and bay window with French style doors opening to:

Garden Room 9'11" max x 31'11" max
Windows to rear and front aspects, five Velux windows and two doors to rear aspect opening to rear garden.

Dining Kitchen 24'11" max x 12'2" max
Windows to rear and side aspects, two sky lights, door to study, five ceiling light points, radiator 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, space for cooker, fridge/freezer and dishwasher, wall mounted boiler and doors to:

Utility Room 6'3" x 6'7"
Window to rear aspect, ceiling light point, part tiled walls, fitted base units with work surfaces over, inset sink and drainer unit, space for washing machine and tumble dryer and door to:

Ground Floor Shower Room 6'4" x 6'1"
Ceiling light point, extractor fan, part tiled walls, tiled flooring, radiator and a suite comprising: corner shower cubicle with mixer shower over, pedestal wash hand basin and low level flush w.c.

Walk-In Pantry 11'5" x 6'2"
Ceiling light point, fitted base unit with work surface over and wall units.

Garage

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

Landing
Two ceiling light points, stairs rising to second floor accommodation, radiator and doors to:

Bedroom One 15' max x 17'5" max
Bay window and further window to front aspect, two ceiling light points, radiator, original style feature fire place, built-in wardrobe and cupboard.

Bedroom Two 11' x 12'4"
Window to rear aspect, ceiling light point, radiator and original style feature fire surround.

Bedroom Three 9'11" max x 11'1" max
Windows to side and rear aspects, ceiling light point and radiator.

Family Bathroom 8'6" max x 6'2" max
Window to side aspect, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: panelled bath with mixer tap over, pedestal wash hand basin and cupboard housing hot water cylinder.





Separate W.C.
Window to side aspect, ceiling light point, part tiled walls, radiator and low level flush w.c.

Second Floor Accommodation
Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing
Sky light, two ceiling light points, wood flooring and doors to:

Bedroom Four 9'10" max x 12'7"
Windows to side and rear aspects, ceiling light point, loft access and radiator.

Store Room
Ceiling light point.

Outside

Rear Garden
Accessed via the garden room with steps down to garden, planted bed, lawn area, mature shrubs and trees.

Garage 18' x 14'5"
Up and over door to front aspect, pedestrian door to front aspect, door to kitchen and two ceiling strip lights.

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.

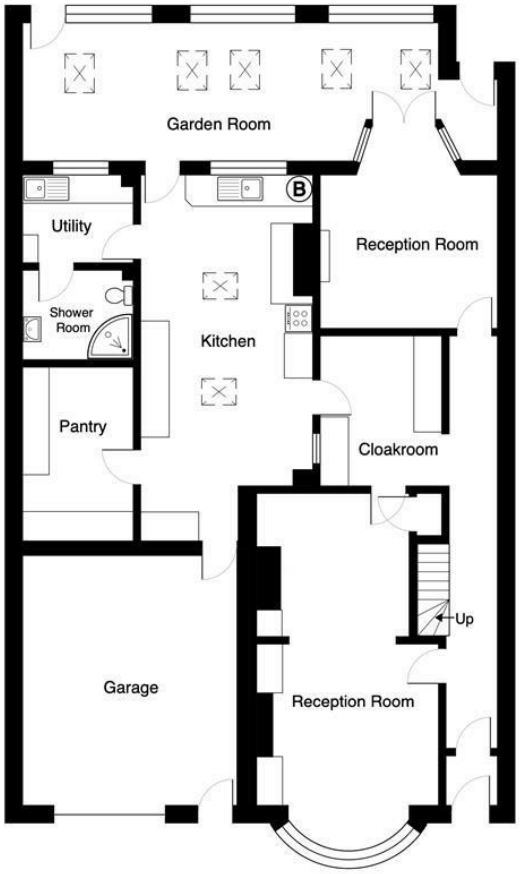
GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the 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 E

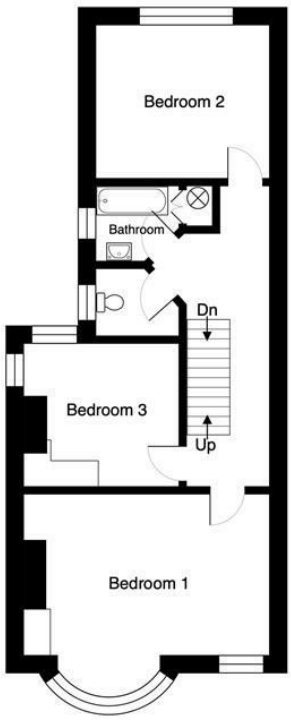




Ground Floor
Floor Area: 176.6 m² ... 1901 ft²

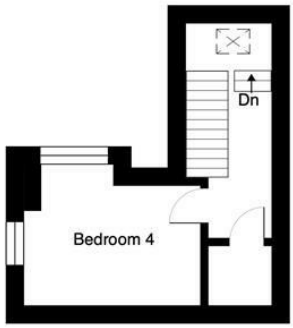


First Floor
Floor Area: 64.0 m² ... 689 ft²





Second Floor
Floor Area: 21.5 m² ... 232 ft²



59 Springfield Road, Kings Heath, Birmingham, B14 7DU.

Total Area: approx 262.2 m² ... 2822 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.

