



HERITAGE ESTATE AGENCY



73 Featherstone Road, Kings Heath, Birmingham, B14 6BD

£400,000

A Three Bedroom Semi-Detached Property



**Featherstone 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, block paved driveway leading to gated side access, garage and main entrance door opening to:

Entrance Porch

Window to side aspect, ceiling light point, tiled flooring and door to:

Entrance Hallway

Ceiling light point, wood flooring, stairs rising to first floor accommodation with storage cupboard beneath, radiator and doors to:

Ground Floor W.C.

Wall mounted light point, extractor fan, part tiled walls, tiled flooring and low level flush w.c. with wash basin over.

Reception Area One 16'2" max x 10'2" max

Window to front and side aspects, coved ceiling, ceiling light point, wood flooring, radiator, feature fire place with tiled hearth and opening to:

Reception Area Two 9'5" x 10'2"

Coved ceiling, ceiling light point, wood flooring, radiator and opening to:

Conservatory 8'9" x 15'9"

Windows to front and side aspects, French style doors to rear aspect opening to rear garden, glass roof with remote controlled blinds, two ceiling light points, wood flooring and two radiators.

Breakfast Kitchen 10'8" max x 13'8" max

Door to rear aspect opening to rear garden, three ceiling light points, wood effect flooring, radiator and a

fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, space for fridge/freezer and washing machine, door to hallway and further door to:

Garage 14'10" x 7'5"

Double doors to front aspect, window to side aspect, ceiling light point, wood effect flooring, wall mounted boiler, gas and electric meters.

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 flooring and doors to:

Bedroom One 13'5" x 10'2" max

Window to front aspect, coved ceiling, ceiling light point, wood flooring, radiator and a range of fitted wardrobes.

Bedroom Two 9'5" x 10'2"

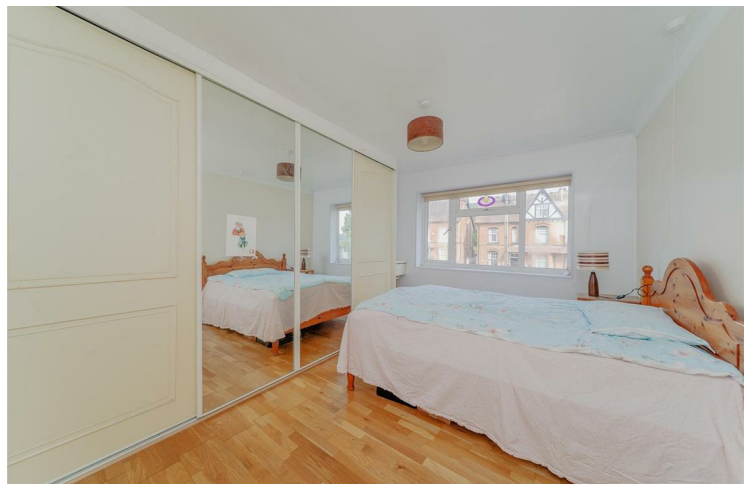
Window to rear aspect, coved ceiling, ceiling light point, wood flooring and radiator.

Bedroom Three 11'4" max x 10'7" max

Window to front aspect, coved ceiling, ceiling light point, wood flooring and radiator. (With some restricted head height)

Bathroom 8'3" max x 7'3" max

Obscured windows to rear and side aspects, ceiling light point, extractor fan tiled walls and flooring, heated towel rail and a bathroom suite comprising: corner bath with mixer tap and mixer shower over, wash hand basin





encased in vanity unit with mixer tap over, further vanity unit with wash hand basin with mixer tap over and inset low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access, the kitchen or the conservatory and benefits from block paved patio, soft play area, archway to lawn area with planted bed to side and chicken coup to rear.

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.

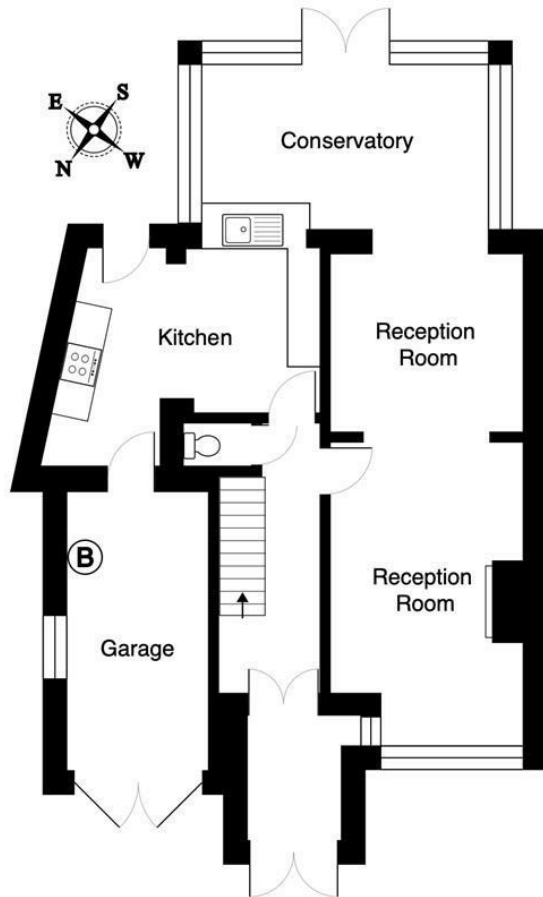
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band C





Ground Floor
Floor Area: 75.3 m² ... 810 ft²



First Floor
Floor Area: 42.7 m² ... 460 ft²



73 Featherstone Road,
Kings Heath, B14 6BD.

Total Area: approximately 118.0 m² ... 1270 ft²

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

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		58	71
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

