HERITAGE ESTATE AGENCY



122 Dawberry Fields Road, Kings Heath, Birmingham, B14 6NZ

£280,000

A Three Bedroom Terrace Property





Dawberry Fields Road comprises in further detail:
The property is set back from the road and approached via driveway leading to garage and main entrance door opening to:

Entrance Porch
Window to front aspect, ceiling spot light, cupboard housing electric meter, wood flooring and door to:

Entrance Hallway 13'2" x 7'1"
Ceiling spot lights, wood flooring, stairs rising to first floor accommodation with storage space beneath, vertical style contemporary radiator and door to:

Garage 17'11" x 8'2"
Up and over door to front aspect, ceiling spot lights and wall mounted gas meter.

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

Lounge/Dining Room 17'5" max x 15'9" max
Two windows to front aspect, ceiling spot lights, stairs rising to second floor accommodation, radiator and doors to:

Kitchen 13'8" x 7'8"
Window to side aspect, patio doors to rear aspect opening to rear garden, ceiling spot lights, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with bespoke quartz work surfaces over, inset sink and drainer unit with mixer tap over, integrated eye level oven, microwave and inset four ring gas hob with extractor hood over, integrated washing machine and fridge/freezer.

Family Bathroom 8'4" x 7'9"
Two obscured windows to rear aspect, ceiling spot lights, extractor fan, dual bluetooth mirrors with lighting, tiled walls and flooring, heated towel rail and a bathroom suite comprising: shower cubicle with wall mounted mixer shower over, panelled bath with mixer tap and shower attachment over, vanity units with dual counter top wash hand basins with mixer taps over, and inset low level flush w.c.

Second Floor Accommodation
Leading from the lounge/dining room stairs rise to second floor accommodation leading onto:

Landing
Ceiling spot lights and doors to:

Boiler Room 5'7" x 5'3"
Loft access with pull down ladder and wall mounted boiler.

Bedroom One 12'5" x 8'5"
Window to rear aspect, ceiling spot lights, radiator and door to:

En-Suite Shower Room 8'6" x 3'2"
Ceiling spot lights, extractor fan, tiled walls and flooring and a suite comprising: shower cubicle with wall mounted chrome shower over, wash hand basin with mixer tap over encased in vanity unit and inset low level flush w.c.

Bedroom Two 12' x 9'
Window to front aspect, ceiling spot lights and radiator.

Bedroom Three 12' x 6'6"
Window to front aspect, ceiling spot lights and radiator.

Outside





Rear Garden
Accessed via the kitchen and benefits from paved patio with steps up to lawn area, gravel bed to side, paved area with shed and steps up to gated rear access.

Agent Note:
We have not been able to verify whether works/extensions 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.

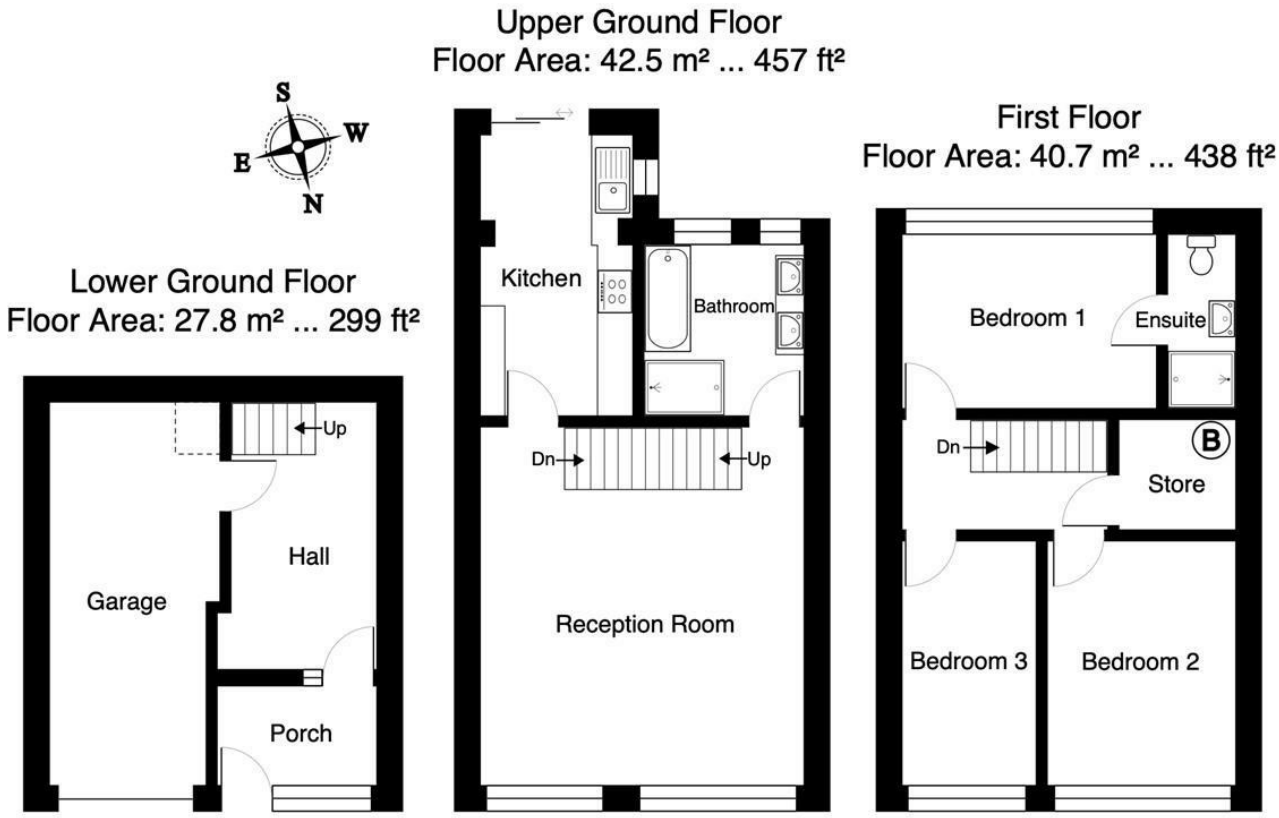
TENURE
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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







122 Dawberry Fields Road, Kings Heath, B14 6NZ.

Total Area: approximately 110.9 m² ... 1194 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
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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.

