HERITAGE ESTATE AGENCY

142 Highbury Road, Kings Heath, Birmingham, B14 7QS

£270,000

A Three Bedroom Mid Terrace Property

Highbury Road comprises in further detail:
The property is set back from the road and approached via step up to paved fore garden to dwarf wall to front and pathway leading to step up to main entrance door opening to:

Entrance Porch
Windows to front and side aspects, wall mounted light point, tiled flooring and door to:

Entrance Lobby
Ceiling light point, stairs rising to first floor accommodation, door to reception room two and further door to:

Reception Room One 14'1" max x 10'8" max
Bay window to front aspect, ceiling light point, built-in cupboard housing gas meter, further built-in storage cupboards, radiator, feature fire surround with coal effect gas fire set on hearth and doors to:

Under Stair Pantry
Window to rear aspect and celling light point.

Breakfast Kitchen 9'11" x 9'3" max
Windows to rear and side aspects, built-in storage cupboard 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, integrated oven and gas hob with extractor hood over, space for washing machine and fridge/freezer, radiator and door to:

Rear Lobby
Door to side aspect opening to rear garden, ceiling light point and door to:

Ground Floor Shower Room 4'5" x 6'2"
Velux window, ceiling spot lights, extractor fan, tiled walls, radiator and a suite comprising: corner shower cubicle with mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Reception Room Two 12'1" x 8'9" max
Window to front aspect, door with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point, dado rail, a range of built-in cupboards with one housing electric meter, radiator and feature fire surround with gas fire set on hearth.

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

Landing
Window to rear aspect, ceiling light point, loft access and doors to:

Bedroom One 12'1" max x 10'9" into wardrobes
Window to front aspect, ceiling light point, radiator, built-in over stair storage cupboard, a range of fitted wardrobes, overhead storage cupboards and dressing table.

Bedroom Two 12'1" max x 8'10" max
Window to front aspect, ceiling light point, radiator and built-in cupboard.

Bedroom Three 10'3" max x 5'9" max
Window to rear aspect, ceiling light point, radiator, wall mounted boiler, built-in storage cupboard and built-in wardrobe.

Shower Room 7'4" x 4'6"
Obscured window to rear aspect, ceiling light point, extractor fan, tiled walls, heated towel rail and a suite comprising: shower cubicle with wall mounted electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden
Accessed via reception room two or the rear lobby and benefits from paved patio with planted bed to side, mature shrubs and trees, lawn area with pathway leading gated rear access.

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 Vendor that there is a shared access way to the rear of the garden leading from Station Road.

3. We would advise interested parties that the seller of the property will be acting as Executor, Probate has been granted.

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.

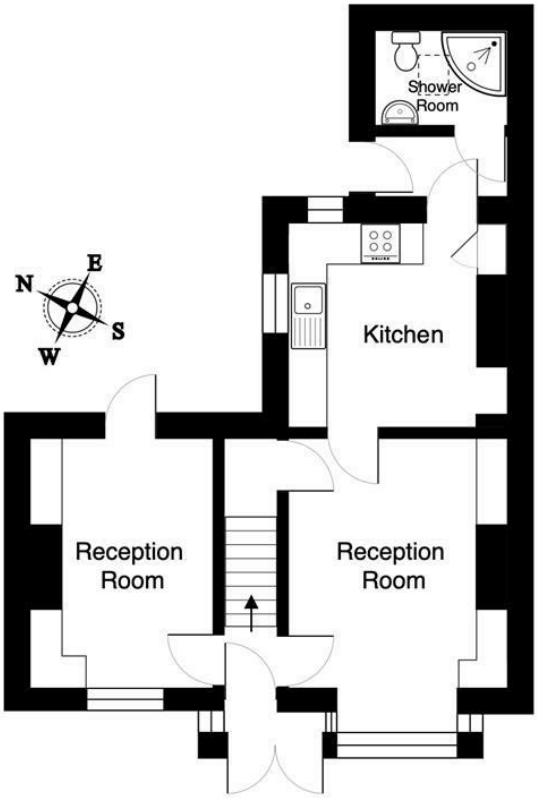
SERVICES
Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing 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: 44.8 m² ... 482 ft²



First Floor
Floor Area: 36.9 m² ... 397 ft²

142 Highbury Road, Kings Heath, Birmingham, B14.

Total Area: approximately 81.6 m² ... 879 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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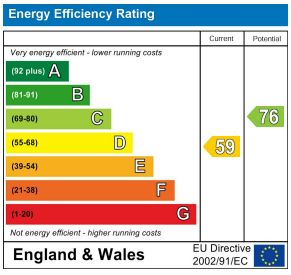
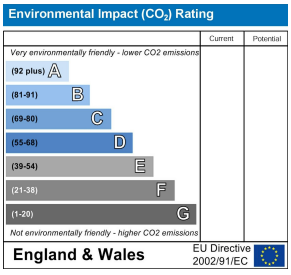
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

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.