HERITAGE ESTATE AGENCY



21 Windsor Road, Stirchley, Birmingham, B30 3DB

£230,000

A Three Bedroom Mid Terrace Property





Windsor Road comprises in further detail:
The property is set back from the road and approached via gated paved fore garden with dwarf wall to front, planted bed and pathway leading to steps up to:

Open Canopy Porch
Main entrance door with window over opening to:

Entrance Hallway
Part coved ceiling, ceiling light point, built-in cupboard housing gas meter, wood effect flooring, radiator and door to:

Through Lounge/Dining Room 24' max x 12'2" max
Bay window to front aspect, window to rear aspect, two ceiling light points, two wall mounted light points, cupboard housing electric meter, wood effect flooring, two radiators, feature fire surround with coal effect gas fire set on tiled hearth and door with step down to:

Inner Lobby
Ceiling light point, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Pantry
Ceiling light point and tiled flooring.

Kitchen 10'9" x 7'
Window to side aspect, ceiling light point, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset dual sink and drainer unit with mixer tap over, space for cooker, washing machine, fridge and freezer and door to:

Rear Lobby
Door to side aspect opening to rear garden, tiled flooring and door to:

Ground Floor Bathroom 7' x 6'5"
Obscured window to side aspect, ceiling light point, extractor fan, tiled walls and flooring, heated towel rail and a bathroom suite comprising: corner panelled bath with tap and mixer shower over, pedestal wash hand basin and low level flush w.c.

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

Split Level Landing
Obscured window to side aspect, ceiling light point, loft access, radiator and doors to:

Bedroom One 11'2" x 12'2" max
Two windows to front aspect, coved ceiling, ceiling light point with ceiling rose and radiator.

Bedroom Two 12'2" x 9'2" max
Window to rear aspect, ceiling light point and radiator.

Bedroom Three 11' max x 7'2"
Window to rear aspect, ceiling light point, radiator and concealed boiler.

Outside

Rear Garden
Accessed via the rear lobby and benefits from pathway leading to paved patio area and lawn area with pathway to side leading to 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 Windsor Road.

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.

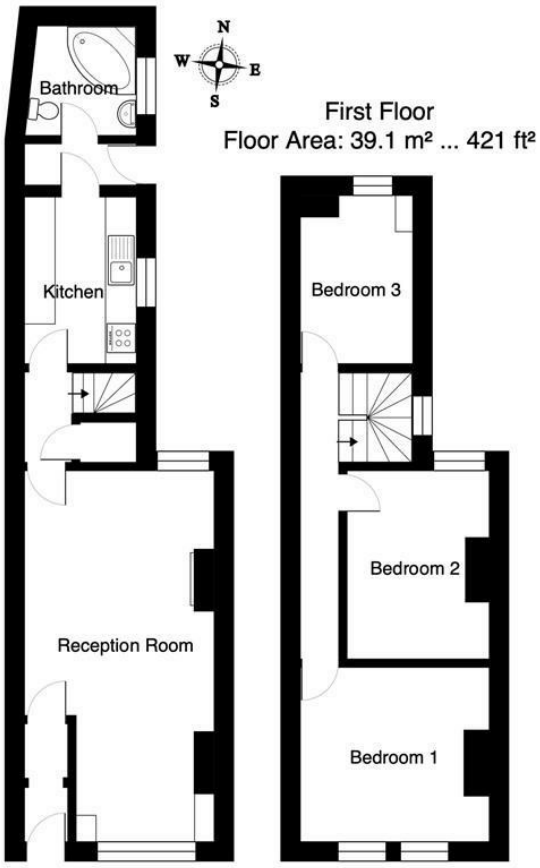
GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the 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: 46.2 m² ... 497 ft²



21 Windsor Road, Stirchley, B30 3DB.

Total Area: approximately 85.2 m² ... 917 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.

