HERITAGE ESTATE AGENCY



98 Drayton Road, Kings Heath, Birmingham, B14 7LR

Offers In Excess Of £325,000

A Three Bedroom Mid Terrace Property





Drayton 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 and step up to main entrance door with window over opening to:

Entrance Vestibule
Coved ceiling, ceiling light point, Minton tiled flooring and door with window over opening to:

Entrance Hallway
Coved ceiling, ceiling light point, stairs rising to first floor accommodation, radiator and door to reception room two.

Reception Room One 13'11" max x 10'6" max
Bay window to front aspect with window seat/storage, coved ceiling, ceiling light point with ceiling rose, built-in tv cabinet with shelving and housing electric meter, built-in cupboard housing gas meter, radiator and opening to:

Inner Lobby
With under stair storage area and opening to:

Reception Room Two 12'11" max x 13'10" max
Window to rear aspect, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator and opening with step down to:

Kitchen 17'10" x 6'10"
Two windows to side aspect, two Velux windows, door to side aspect opening to rear garden, two ceiling light points, wood effect flooring 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, microwave and four ring gas hob with extractor hood over, integrated fridge/freezer, space for dishwasher, washing machine and tumble dryer, radiator and opening to:

Rear Lobby
Window to side aspect, ceiling light point, wall mounted boiler, wood effect flooring and door to:

Ground Floor Bathroom 6'9" x 6'8"
Obscured window to side aspect, ceiling light point, extractor fan, tiled walls and flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, a range of fitted bathroom units encasing wash hand basin with mixer tap over and low level flush w.c.

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 and doors to:

Bedroom Two 12' x 13'9" max
Window to front aspect, Velux window, two ceiling light points, further door to landing, radiator and built-in cupboard with shelving.

Bedroom Three 10' max x 9'3" max
Window to rear aspect, obscured internal window over looking shower room, ceiling light point and radiator.

Shower Room
Obscured internal window to side aspect over looking bedroom three, ceiling light point, part tiled walls, tiled flooring, heated towel rail and a suite comprising: shower cubicle with shower over, wash hand basin encased in vanity unit with mixer tap over and low level flush w.c.

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

Bedroom One 16'10" excl recess x 13'9" max
Two Velux windows, window to front aspect, ceiling light point, radiator and access to eaves storage. (With some restricted head height)

Outside





Rear Garden
Accessed via the kitchen with steps down to paved garden with shed and double gates to rear.

Agent Notes:
1. We are advised by the Vendor that the property has the benefit of a shared access way to the rear of the property leading from Goldsmith Road.

2. We have not been able to verify whether historic works at the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

3. We are advised by the vendors of Drayton Road that the property is in close proximity to St Dunstan's Catholic Primary School.

The vendor(s) 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 vendor(s) 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.

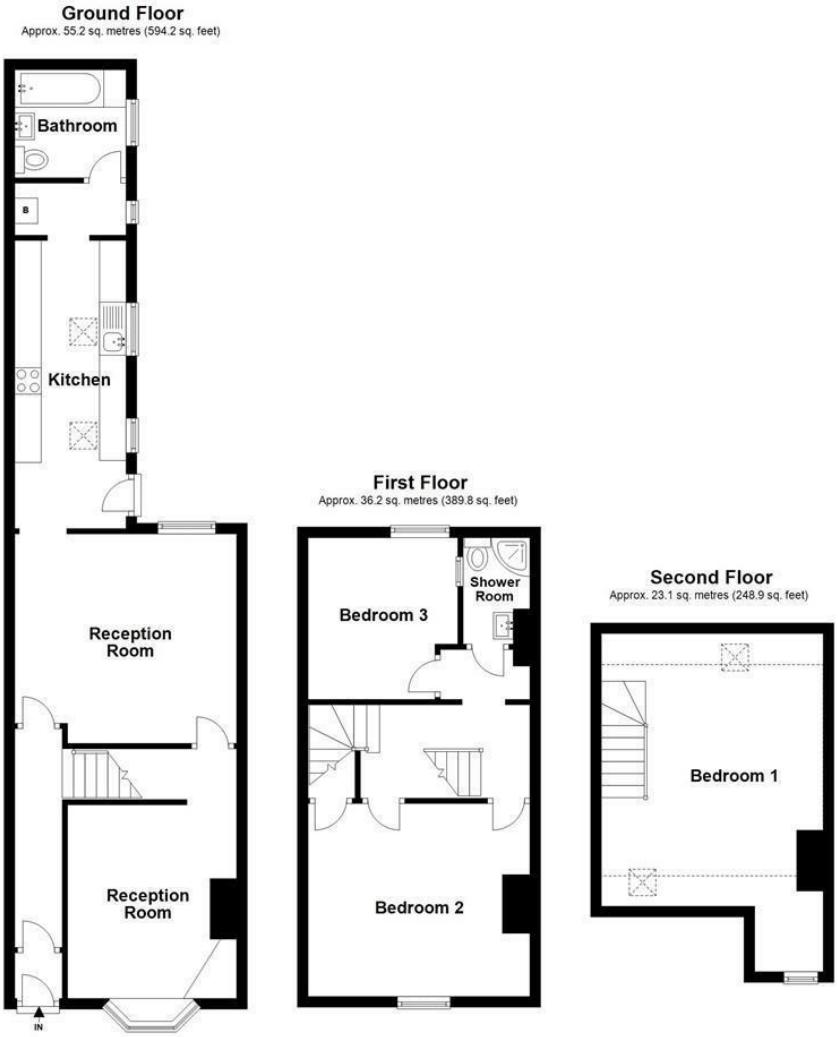
TENURE
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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







Total area: approx. 114.5 sq. metres (1232.9 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

98 Drayton Road

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.

