



melvyn
Danes
ESTATE AGENTS



Heather Road
Small Heath
£270,000

Description

A largely extended mid terraced property in a popular road within the B10 area, with potential to extend further (subject to planning permission). Conveniently located and in close proximity to a selection of local amenities including; schools, places of worship and local shops, as well as walking distance to Heartlands Hospital. This well presented and maintained house would make an ideal family home or investment and comprises; two separate reception rooms, an extended kitchen diner and ground floor bathroom. Upstairs there are three bedrooms and W.C. Further benefitting from central heating, double glazing, off road parking to front, low maintenance rear garden and garden room.



Accommodation

Front

Approached via a block paved driveway with parking for one car, composite double glazed door into;

Enclosed Porch

Door leading into;

Entrance Hall

Laminate flooring, ceiling light and doors to;

Front Reception

14'8 into bay x 8'7 (4.47m into bay x 2.62m)



Double glazed bay window to front, radiator, laminate flooring, light and power point.

Rear Reception

12'4 x 11'9 (3.76m x 3.58m)



Double glazed window to the rear, radiator, laminate flooring, light and power points, door to;

Inner Lobby

Understairs storage cupboard, stairs to first floor and door to;



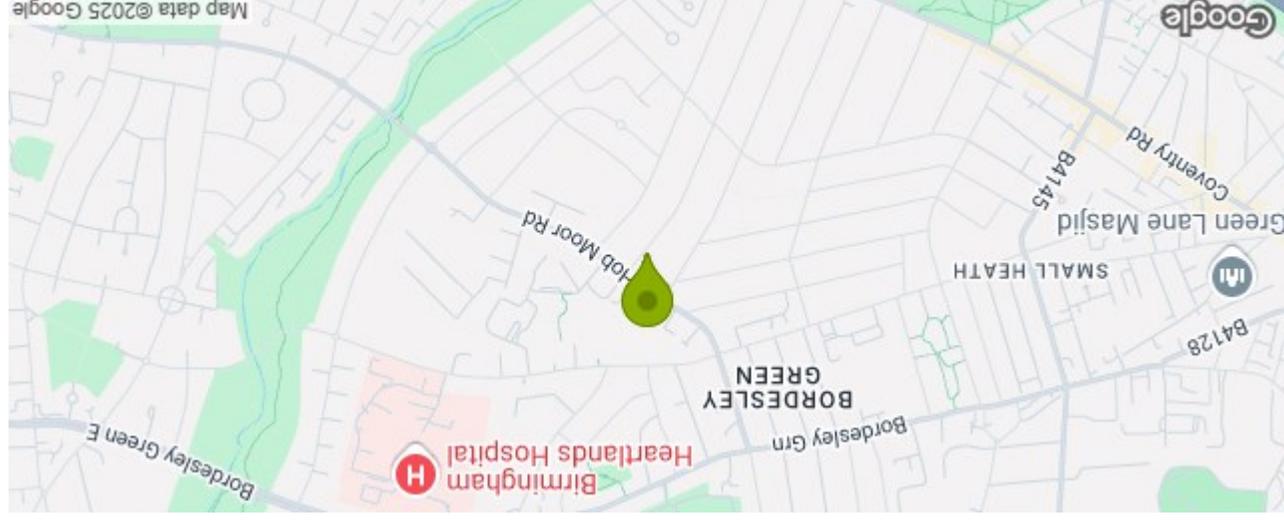
TENURE: We are advised that the property is freehold.

COUNCIL TAX BAND: A

VIEWING: By appointment only with the office on the number below.

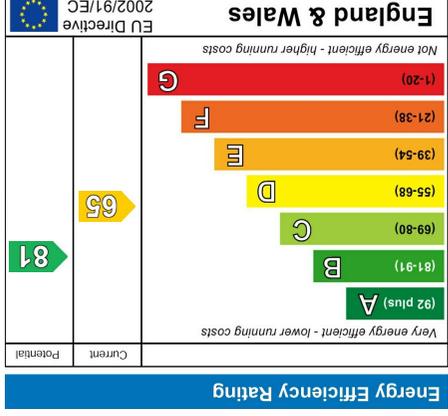
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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366 Heather Road Small Heath Birmingham B10 9BB Council Tax Band: A



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

