



HERITAGE ESTATE AGENCY



7 Maple Croft, Kings Heath, Birmingham, B13 0PF

£325,000

A Three Bedroom Semi-Detached Property





Maple Croft comprises in further detail:

The property is set back from the road and approached via fore garden with gravel areas with mature shrubs and trees, block paved driveway and pathway leading to gated side access and main entrance door opening to:

Entrance Hallway

Ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Obscured window to front aspect, ceiling spot lights, radiator, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Lounge 16'2" max x 11'3" max

Window to front aspect, ceiling light point, two wall mounted light points, radiator, feature fire surround with electric fire set on hearth and door to:

Dining Kitchen 10'8" x 14'7"

Window to rear aspect, door to side aspect opening to rear garden, two ceiling light points, door to under stair storage cupboard, radiator 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 double oven and four ring electric hob with extractor hood over, space for fridge/freezer, plumbing for washing machine and French style doors to:

Conservatory 8'10" x 11'11"

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, ceiling light point with fan, wood effect flooring and two radiators.



First Floor Accommodation

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Built-In Airing Cupboard

Housing hot water cylinder.

Bedroom One 12'4" x 8'8" max

Window to rear aspect, ceiling light point, radiator and built-in wardrobe with double doors.

Bedroom Two 12'8" x 7'5" excl recess

Window to front aspect, ceiling light point and radiator.

Bedroom Three 9'7" max x 6'8" max

Window to front aspect, ceiling light point and radiator.

Shower Room 5'7" x 5'5"

Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls, fitted mirror with illumination, heated towel rail and a suite comprising: walk-in shower area with wall mounted chrome mixer shower over and screen, vanity unit with wash hand basin and inset low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access, the conservatory or the dining kitchen and benefits from paved pathway leading to artificial lawn, step down to gravel area, shed and further small shed.





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.

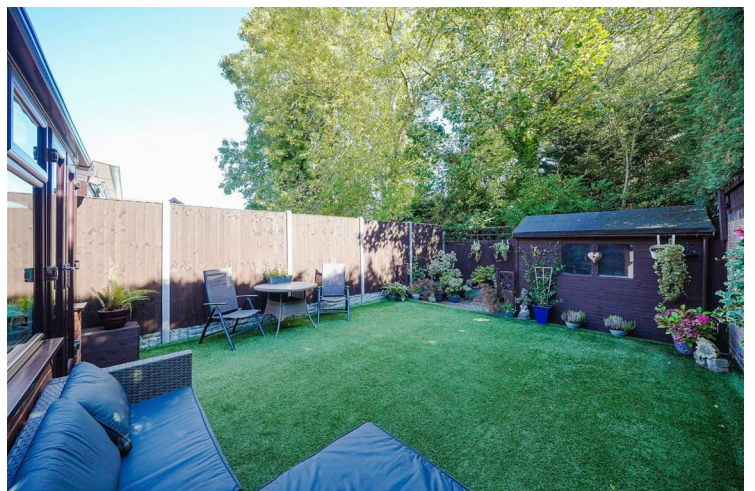
GENERAL INFORMATION

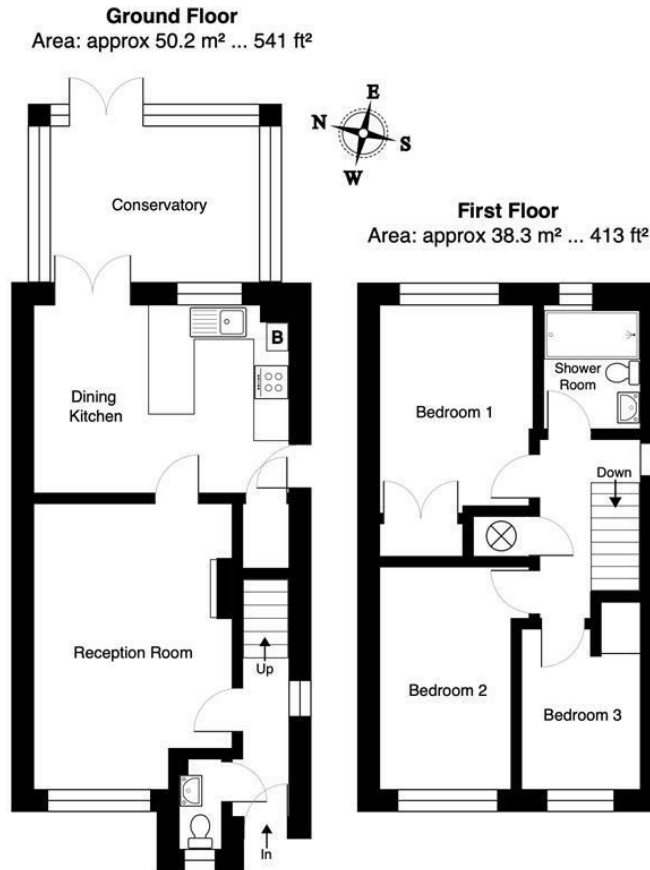
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They

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 D





**7 Maple Croft, Kings Heath,
Birmingham, B13 0PF.**

Total Area: approx 88.6 m² ... 953 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

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.

