



# HERITAGE ESTATE AGENCY



**9 Melstock Road, Kings Heath, Birmingham, B14 7ND**

**£550,000**

**A Six Bedroom Semi Detached Property**





**Melstock Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, planted beds, gravel driveway leading to door to side passage, garage and steps rising to main entrance door opening to:

**Entrance Porch**

Windows to front and side aspects, wall mounted electric heater, tiled flooring and door to:

**Entrance Hallway**

Two stained glass windows to front aspect, two ceiling light points, plate rack, wood flooring, stairs rising to first floor accommodation with built-in storage pantry beneath, radiator and doors to:

**Reception Room One 16'8" max x 11'11" max**

Bay window with stained glass panels inset to front aspect, coved ceiling, ceiling light point with ceiling rose, part plate rack, fitted shelving with inset lighting, radiator and feature fire surround with coal effect gas fire set on hearth.

**Reception Room Two 15'6" max x 12' max**

Windows with double doors to rear aspect opening to rear garden, ceiling light point, part plate rack, two wall mounted light points, radiator, feature fire surround with coal effect gas fire, tiled surround and hearth.

**Dining Kitchen 21'1" max x 17'1" max > 12'5" min**

Windows to side and rear aspects, further obscured window to side aspect, double doors to rear aspect opening to rear garden, three ceiling strip lights, one ceiling light point, loft access, wall mounted light point, built-in storage pantry, radiator, wall mounted four radiant gas fire 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 eye level double oven and five ring gas hob with concealed extractor hood over and door to:

**Utility Area**

Obscured window to side aspect, ceiling light point, space for washing machine and doors to:

**Ground Floor W.C.**

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, built-in storage cupboard, wall mounted electric heater, radiator wall mounted wash hand basin with mixer tap over and low level flush w.c.

**Lean To**

Doors to front and rear aspects and two wall mounted light points.

**Garage 14' x 8'5"**

Double doors to front aspect, power points, wall mounted gas and electric meters.

**First Floor Accommodation**

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

**Landing**

Stained glass window to front aspect, ceiling light point with ceiling rose, built-in storage cupboard, stairs rising to second floor accommodation, radiator and doors to

**Bedroom One 15'6" x 11'11" max**

Window to rear aspect, two ceiling light points, radiator, wall mounted gas fire and a range of fitted wardrobes.

**Bedroom Two 17'2" max x 11'10" max**

Bay window to front aspect, two ceiling light points, two radiators, tiled area with gas fire set on hearth and fitted wardrobes.

**Bedroom Three 12'5" max x 8'3"**

Windows to front and side aspects, two ceiling light points, radiator, fitted wardrobes and vanity area with wash hand basin.

**Bedroom Four 8'6" x 8'6"**

Window to rear aspect and ceiling light point.

**Shower Room 8'5" x 8'4"**

Obscured window to side aspect, ceiling light point, extractor fan, wall mounted electric fan, built-in storage cupboard housing boiler, tiled floors, part tiled walls, radiator, wood effect flooring and a suite comprising: walk-in shower area with wall mounted mixer shower over, work surface with wash hand basin inset, cupboard beneath and wall mounted hand held shower unit.

**Separate W.C.**

Obscured window to side aspect, ceiling light point, part tiled walls, wood effect flooring and low level flush w.c.

**Second Floor Accommodation**

Leading from the first floor landing stairs rise to second floor accommodation leading onto:





### Landing

Window to front aspect, ceiling light point and doors to:

### Bedroom Five 12' x 11'1" excl recess

Window to rear aspect, ceiling light point, radiator, built-in wardrobe, built-in cupboards and doors. (With some restricted head height)

### Bedroom Six 7'8" excl recess x 13'2"

Window to rear aspect, ceiling light point, radiator, wall mounted electric heater, a range of base units with work surface over, further base unit with inset wash hand basin and door to storage cupboard with light point. (With some restricted head height)

### Outside

#### Rear Garden

Accessed via reception room two, the dining kitchen or the lean to and benefits from paved patio, lawn area, shaped planted beds to sides, Summer House, block paved area, shed and nature space to rear.

#### Summer House 7'10" x 11'9"

Double doors to front aspect, windows to front and side aspects, two wall mounted light points, power points and wood flooring.

#### Agent Notes:

1. We are advised by the vendor that the loft was converted in the 1970's and that Building Regulation approval was obtained. We understand that as Completion Certificates were not issued at this time, there is not one available.
2. 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.
3. The vendor has informed us that the bay windows have been underpinned in 2003. Please speak to the office for more information.
4. We would advise interested parties that the sellers of the property will be acting as Executors and 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

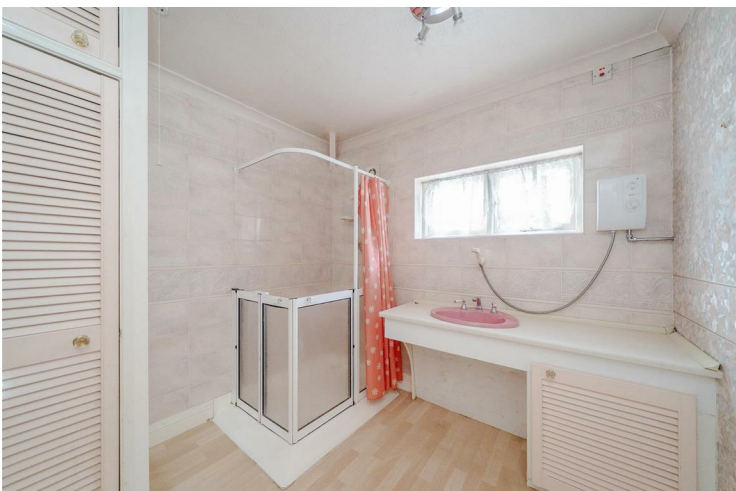
Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing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

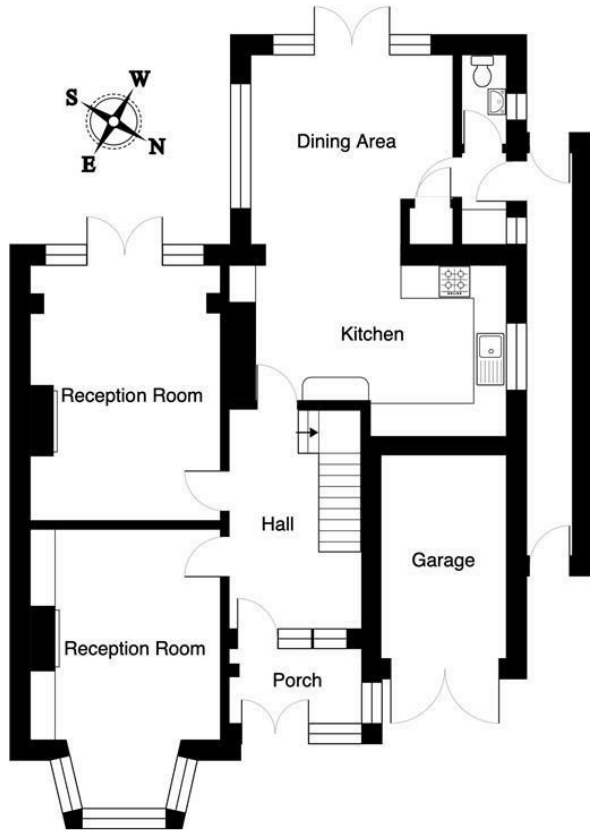
### GENERAL INFORMATION

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.





**Ground Floor**  
Floor Area: 106.3 m<sup>2</sup> ... 1144 ft<sup>2</sup>



**First Floor**  
Floor Area: 74.4 m<sup>2</sup> ... 800 ft<sup>2</sup>



**Second Floor**  
Floor Area: 30.1 m<sup>2</sup> ... 324 ft<sup>2</sup>



9 Melstock Road, Kings Heath, B14 7ND.

Total Area: approximately 210.7 m<sup>2</sup> ... 2268 ft<sup>2</sup>

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

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.

