



# HERITAGE ESTATE AGENCY



**307 Fordhouse Lane, Stirchley, Birmingham, B30 3AA**  
**£300,000**

**A Three Bedroom Semi-Detached Property**





### **Fordhouse Lane comprises in further detail:**

The property is set back from the road and approached via gated tiered paved fore garden with dwarf wall to front, planted beds, steps down to gated side access and step up to:

#### **Open Canopy Porch**

Main entrance door opening to:

#### **Entrance Hallway 14'11" max x 9' max**

Obscured window to front aspect, two ceiling light points, picture rail, built-in cupboards housing gas and electric meters, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

#### **Reception Room One 14' max x 12' max**

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, wood effect flooring, radiator and original style feature fire place.

#### **Reception Room Two 14'1 x 11'11" max**

Door with windows surrounding to rear aspect opening to rear garden, coved ceiling, ceiling light point, picture rail, radiator and feature exposed brick chimney breast with recess.

#### **Kitchen 7'6" x 8'10"**

Window to side aspect, stable style door to side aspect opening to rear garden, 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 sink unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, integrated microwave, dish washer and opening to:

#### **Under Stair Pantry**

Wall mounted light point, shelving, space for fridge/freezer and part tiled/part wood effect flooring.

#### **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, built-in storage cupboards and doors to:

#### **Bedroom One 14'1" x 11'11" max**

Window to rear aspect, ceiling light point, radiator, a range of fitted wardrobes and chest of drawers.

#### **Bedroom Two 11'8" x 11'11" max**

Window to front aspect, ceiling light point and radiator.

#### **Bedroom Three 10'11" x 8'11"**

Window to rear aspect, ceiling light point and radiator.

#### **Bathroom 7'3" max x 8'11" max**

Obscured window to front aspect, ceiling spot lights, part tiled walls, plumbing for washing machine with space for tumble dryer over, built-in airing cupboard housing hot water cylinder, radiator and a bathroom suite comprising: P shaped panelled bath with electric shower and extractor fan over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Outside**





### **Rear Garden**

Accessed via a gated side access, reception room two or the kitchen and benefits from paved area leading to doors to outbuildings, paved patio area with Verandah canopy, step down to lawn area, planted beds, greenhouse and densely planted area to rear.

### **Outside W.C.**

Ceiling light point, wall mounted wash hand basin and high level flush w.c.

### **Garden Store**

Housing boiler.

### **Agent Note:**

Heritage Estate Agency feel it prudent to advise potentially interested parties that Fordhouse Lane has a railway line nearby.

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.

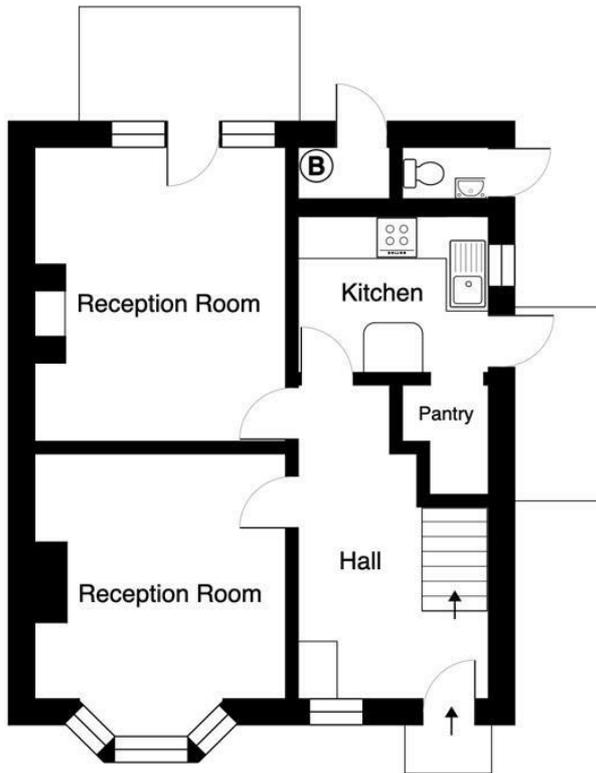
### **COUNCIL TAX BAND**

The vendor has informed us that the property is located within Birmingham City Council - Band B

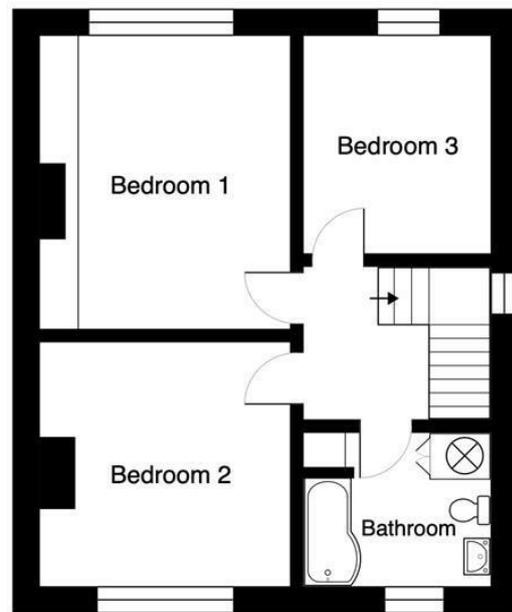




**Ground Floor**  
Floor Area: 54.0 m<sup>2</sup> ... 582 ft<sup>2</sup>



**First Floor**  
Floor Area: 53.0 m<sup>2</sup> ... 571 ft<sup>2</sup>



**307 Fordhouse Lane, Stirchley, B30 3AA.**

Total Area: approximately 107.0 m<sup>2</sup> ... 1152 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'

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E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

