



# HERITAGE ESTATE AGENCY



**11 Highbury Road, Kings Heath, Birmingham, B14 7QN**  
**£340,000**

**A Three Bedroom Mid Terrace Property**







### Highbury Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front and pathway leading to step up to:

#### Open Canopy Porch

Main entrance door with stained glass window over opening to:

#### Reception Room One 13'8" into bay x 12'3" max

Bay window to front aspect with window seat and built-in storage cupboard beneath housing electric meter, coved ceiling, ceiling light point, built-in cupboard housing gas meter, fitted book shelves to chimney recesses, wooden flooring, radiator, feature fire place with hearth and door with stained glass panels opening to:

#### Reception Room Two 11'7" excl recess x 12'2" max

Window to rear aspect, coved ceiling, ceiling light point, door to built-in under stair storage pantry, opening to stairs rising to first floor accommodation, wooden flooring, radiator, feature recess to chimney breast with cast iron effect log burning stove set on hearth and opening with step down to:

#### Kitchen 20'6" x 6'10"

Windows to side aspect, sky light, French style doors to rear aspect opening to rear garden, ceiling spot lights, three ceiling light points, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surround, inset Belfast style sink and drainer unit with mixer tap over, integrated double oven with four ring induction hob and extractor hood over, integrated dish washer and fridge/freezer, plumbing for washing machine, concealed boiler and breakfast bar.

### First Floor Accommodation

Opening from reception room two leads to stairs rising to first floor accommodation leading onto:

#### Landing

Ceiling light point, picture rail, stairs rising to second floor accommodation and doors to:

#### Bedroom Two 11'7" x 12'10" max

Window to rear aspect, ceiling light point, radiator and feature original style fire place.

#### Bedroom Three 11'8" max into recess x 12'2" max

Window to front aspect, ceiling light point, radiator and double doors to built-in over stair storage cupboard.

#### Family Bathroom 8'9" max x 6'9" max

Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap over, corner shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and inset low level flush w.c.

### Second Floor Accommodation

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

#### Landing

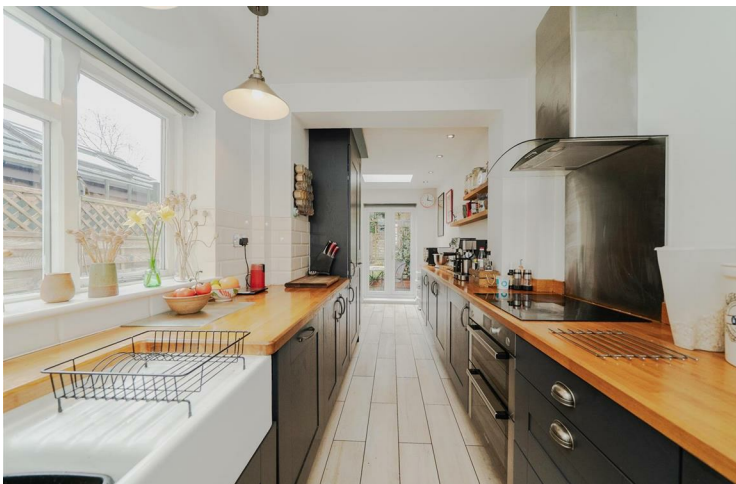
Ceiling light point, wood effect flooring and door to:

#### Bedroom One 14'10" max x 15' max

Two windows to rear aspect, ceiling light point, wood effect flooring, radiator, built-in wardrobe and door to:

#### L Shaped En-Suite Shower Room 7'1" max x 10'9" max

Two Velux windows, ceiling spot lights, extractor fan, tiled





walls, tiled flooring, access to eaves storage, heated towel rail and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, counter top wash hand basin with mixer tap over set on vanity unit and inset low level flush w.c.

## Outside

### Rear Garden

Accessed via a gated shared side passageway or the kitchen and benefits from paved pathway leading to paved seating area with Pergola, raised bed, steps up to further paved area with Pergola, planted beds and shed.

### Agent Note:

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

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

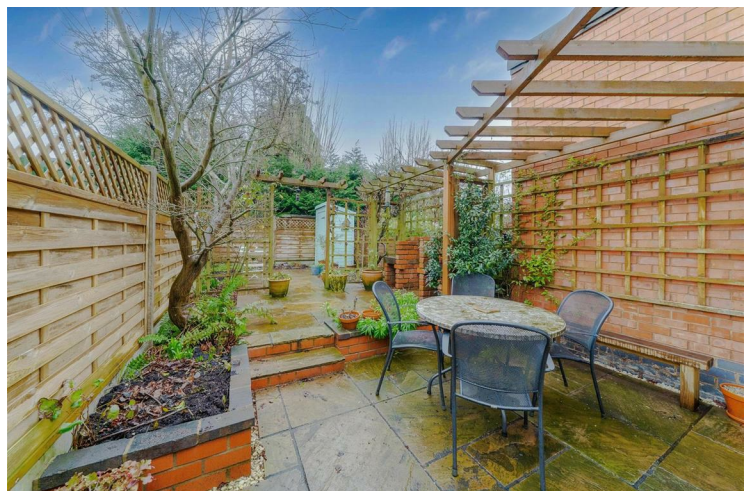
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

## 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.

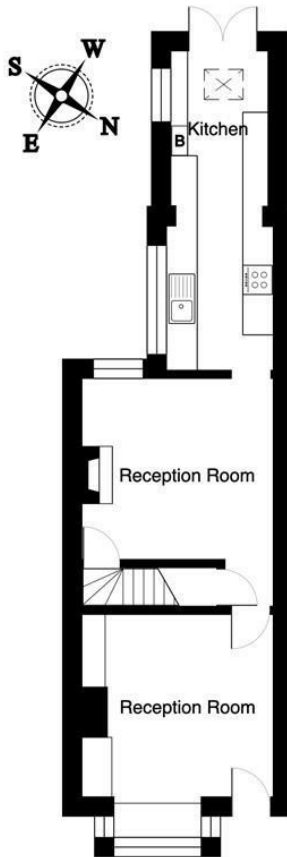
## COUNCIL TAX BAND

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

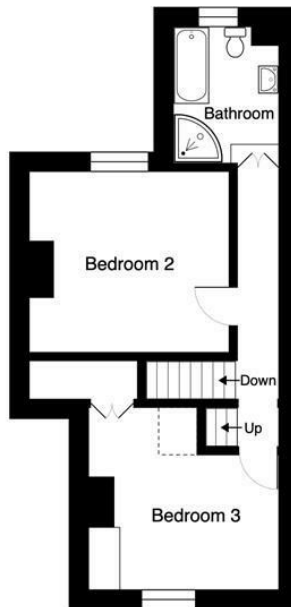




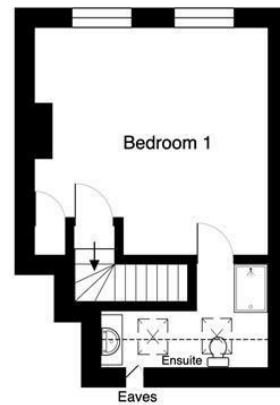
Ground Floor  
Floor Area: 45.0 m<sup>2</sup> ... 485 ft<sup>2</sup>



First Floor  
Floor Area: 41.8 m<sup>2</sup> ... 450 ft<sup>2</sup>



Second Floor  
Floor Area: 28.3 m<sup>2</sup> ... 304 ft<sup>2</sup>



11 Highbury Road, Kings Heath, B14 7QN.

Total Area: approximately 115.1 m<sup>2</sup> ... 1239 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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

