HERITAGE ESTATE AGENCY



7 Manilla Road, Selly Park, Birmingham, B29 7PZ

£250,000

A Two Bedroom Mid Terrace Property





Manilla Road comprises in further detail:
The property is set back from the road and approached via gated paved fore garden with dwarf wall to front and pathway leading to step up to main entrance door opening to:

Entrance Vestibule
Wall mounted electric meter cupboard and door to:

Entrance Hallway
Coved ceiling, ceiling light point with ceiling rose, radiator and door to:

Reception Room One 13'10" max x 9'2" max
Bay window to front aspect, coving to ceiling, ceiling light point with ceiling rose, cupboard housing gas meter and radiator.

Reception Room Two 15'5" max x 12'8" max
Arched opening with step down. Window to rear aspect, ceiling light point with ceiling rose, wood effect flooring, open staircase rising to first floor accommodation, radiator, feature fireplace with tiled surrounds and hearth, door with step down to:

Breakfast Kitchen 24'4" x 6'3" max
Three windows to side aspect, door to side aspect opening to rear garden, patio door to rear aspect opening to rear garden, two ceiling light points, wood effect flooring, two radiators and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset Franke sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and extractor hood over, space for washing machine and wall mounted gas boiler.

First Floor Accommodation
Leading from reception room two stairs rise to first floor accommodation leading onto:

Landing
Two ceiling light points, loft access and doors to:

Bedroom One 12'1" x 12'7" max
Two windows to front aspect, coved ceiling, ceiling light point with ceiling rose, radiator and built in over stairs wardrobe.

Bedroom Two 12'4" x 9'9" max
Window to rear aspect, coved ceiling, ceiling light point with ceiling rose, picture rail and radiator.

Bathroom 13'9" max x 7'
Obscured window to rear aspect, ceiling light point, part tiled walls, wood flooring with steps down to vinyl flooring, wall mounted mirrored cupboard, radiator and a fitted bathroom suite comprising: walk-in shower cubicle with chrome mixer shower over, panelled bath, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden
Accessed via the breakfast kitchen and benefits from pathway with step down to blue brick patio, raised decked seating area, gravel area and various raised beds.

Agent Notes:
1. We are obliged to disclose that a member of Heritage Estate Agency Limited staff has an interest in 7 Manilla Road.

2. We would advise interested parties that the sellers of





the property will be acting as Executors and that Probate has been granted.

3. We are advised that there is a right of way for this property to pass over the gardens of neighbouring properties to access a shared side passageway.

4. 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.

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.

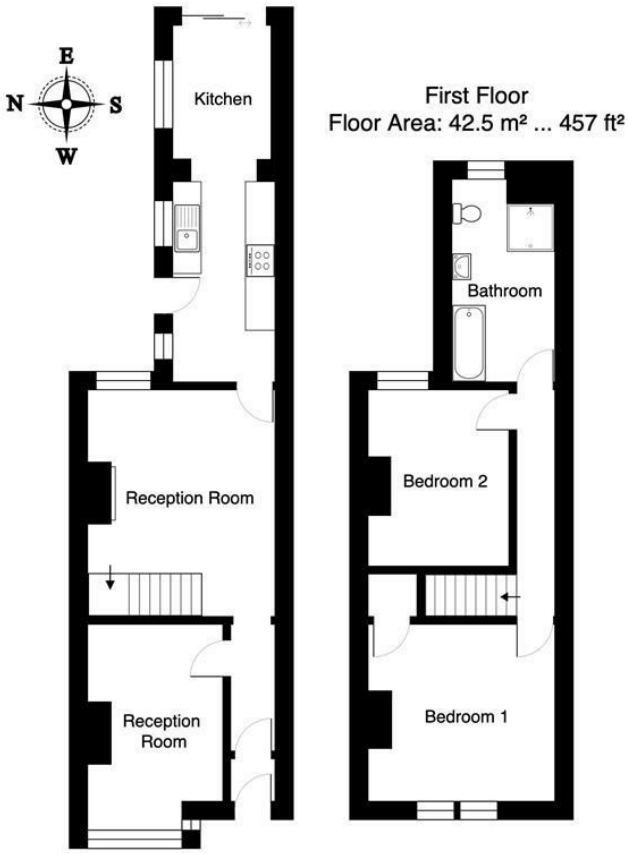
GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the 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: 50.5 m² ... 543 ft²



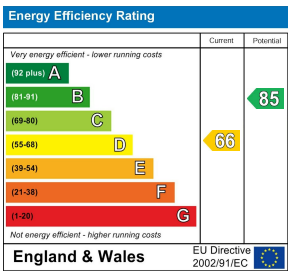
First Floor
Floor Area: 42.5 m² ... 457 ft²

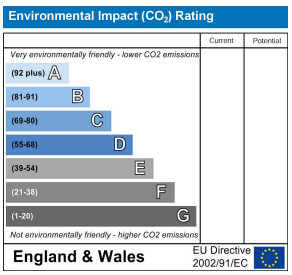
7 Manilla Road, Selly Park, B29 7PZ.

Total Area: approx 93.0 m² ... 1001 ft²

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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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.