



# HERITAGE ESTATE AGENCY



**47 Waterloo Road, Kings Heath, Birmingham, B14 7SD**  
**£315,000**

**A Three Bedroom Mid Terrace Property**





**Waterloo 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 main entrance door with window over opening to:

**Reception Room One 10' into bay x 12'1"**

Bay window to front with seat and storage beneath, ceiling light point, picture rail, wood effect flooring, radiator and door to:

**Inner Lobby**

Ceiling spot light, stairs rising to first floor accommodation, door to under stair storage cupboard and opening to:

**Reception Room Two 11'3" x 12'1" max**

Window to rear aspect, ceiling light point, picture rail, wood effect flooring, feature recess to chimney breast with fire surround and door to:

**Breakfast Kitchen 14'4" max x 6'10" max**

Two windows to side aspect, door to side aspect opening to rear garden, two ceiling light points, tiled flooring, radiator 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, cooker with extractor hood over and fridge.

**First Floor Accommodation**

Leading from the inner lobby stairs rise to first floor accommodation leading onto:

**Landing**

Ceiling spot lights, door to stairs rising to second floor accommodation and further doors to:

**Bedroom One 11'4" x 12'7" max**

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

**Bedroom Two 7'10" x 12'1"**

Window to front aspect, ceiling light point and radiator.

**Bathroom 14' into shower x 6'10" max**

Window to rear aspect, two Velux windows, ceiling spot lights, part tiled walls, wooden flooring, heated towel rail, airing cupboard housing boiler and a bathroom suite comprising: shower cubicle with chrome mixer shower over, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

**Second Floor Accommodation**

Door from first floor landing leads to stairs rising to second floor accommodation leading to:

**Bedroom Three 17'7" max x 12'6" into recess but not wardrobes**

Window to rear aspect, ceiling spot lights, radiator, built-in wardrobes and drawers. With some restricted head height.

**Outside****Rear Garden**

Accessed via a gated shared side passage or the breakfast kitchen and benefits from blue bricked pathway leading to outhouses and paved patio, covered area, lawn area with planted beds to sides, mature apple tree and shed to rear.

**Storage Cupboard**

Double doors to front aspect and plumbing for washing machine.





### Outside W.C.

Low level flush w.c.

### Agent Notes:

1. 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.

2. Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby and backs onto Lidl.

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.

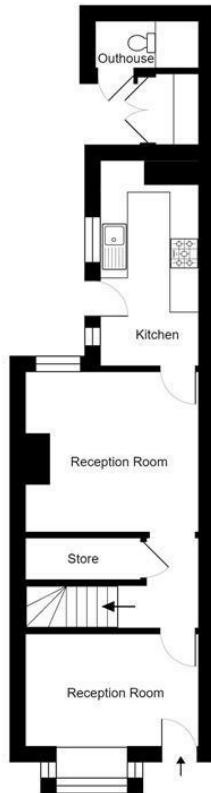
### COUNCIL TAX BAND

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

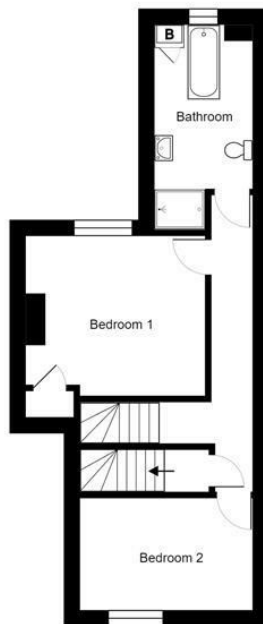




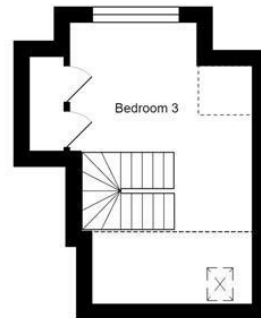
**Ground Floor**  
Area: approx 40.2 m<sup>2</sup> ... 433 ft<sup>2</sup>



**First Floor**  
Area: approx 43.8 m<sup>2</sup> ... 471 ft<sup>2</sup>



**Second Floor**  
Area: approx 23.0 m<sup>2</sup> ... 247 ft<sup>2</sup>



47 Waterloo Road in Kings Heath

Total Area: approx 106.9 m<sup>2</sup> ... 1151 ft<sup>2</sup> (excluding outhouse)

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](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.

