



HERITAGE ESTATE AGENCY



16 Poplar Avenue, Kings Heath, Birmingham, B14 7AE
£300,000

A Three Bedroom Mid Terrace Property





Poplar Avenue comprises in further detail:

The property is set back from the road and approached via public footpath leading to steps up to:

Open Canopy Porch

Main entrance door with window over opening to:

Through Lounge/Dining Room 16'7" max x 19'10" max

Bay window and further window to front aspect, part coved ceiling, two ceiling light points, one with ceiling rose, picture rail, cupboard housing meters, wooden floor boards, two radiators, feature fire place with tiled inset and hearth, door to stairs rising to first floor accommodation and archway with step up to:

Breakfast Kitchen 12'6" x 11'8" max

Windows to side and rear aspects, door to rear aspect leading to rear garden, three ceiling light points, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, space for washing machine and fridge/freezer, wall mounted boiler, radiator and door to under stair storage cupboard.

First Floor Accommodation

Door from the through lounge/dining room leads to stairs rising to first floor accommodation leading onto:

Split Level Landing

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

Bedroom One 11'9" x 11' max

Window to front aspect, ceiling light point, radiator and door to over stair storage cupboard.

Bedroom Two 12'7" x 5'5"

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 7'6" max x 8'5" max

Window to front aspect, ceiling light point, radiator and original style feature fire place. An L shaped room.

Bathroom

Obscured window to rear aspect, ceiling light point, part tiled walls, wood effect tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with shower over, wash hand basin encased in vanity unit with mixer tap over and inset low level flush w.c.

Outside

Rear Garden

Accessed via the breakfast kitchen and benefits from being paved with raised planted beds, shed and gated rear access.

Agent Notes:

1. We are advised by the Vendor that the property has the benefit of a shared access way to the rear of the property leading from Poplar Avenue.
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.





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

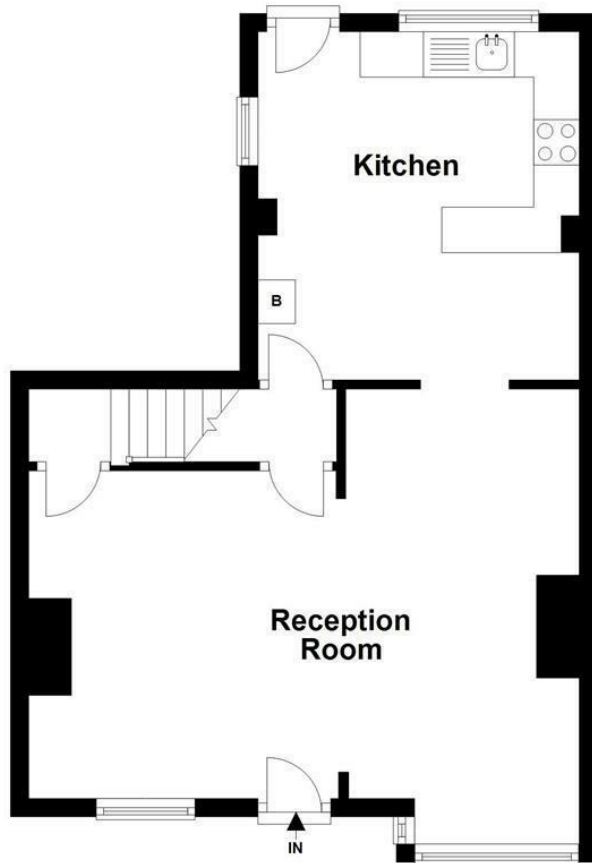
The vendor has informed us that the property is located within Birmingham City Council - Band B





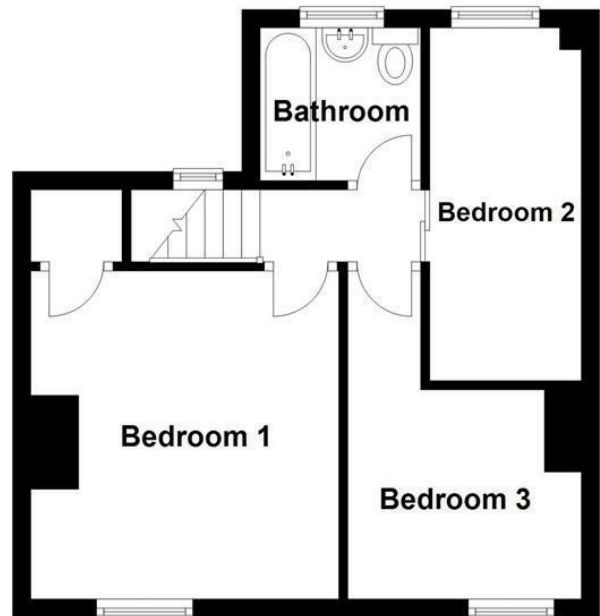
Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



Total area: approx. 75.4 sq. metres (811.7 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

16 Poplar Avenue

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.

