



HERITAGE ESTATE AGENCY



19 Kernthorpe Road, Kings Heath, Birmingham, B14 6RA
£290,000

A Three Bedroom Semi-Detached Property



**Kernthorpe Road comprises in further detail:**

The property is set back from the road and approached via tiered fore garden with gravel areas, planted beds, pathway with steps rising to door to side access and steps to main entrance door with windows surrounding opening to:

Entrance Vestibule

Wall mounted light point, panelled walls, tiled flooring and door to:

Entrance Hallway

Windows to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation with lower level storage cupboard, radiator, opening to dining area and door to:

Under Stair Storage Pantry

Ceiling light point.

Sitting Area 13'6" into bay x 10' max

Bay window to front aspect, ceiling light point, wall mounted contemporary style vertical radiator, feature fire surround with coal effect gas fire set on hearth and opening to:

Dining Area 12'8" x 9'9"

French style doors to rear aspect, ceiling spot lights, wood effect flooring, wall mounted contemporary vertical style radiator and opening to:

Kitchen Area 8'9" x 9'2"

Window to rear aspect, ceiling spot lights, wood effect flooring 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 with mixer tap over, integrated double oven with four

ring induction hob and concealed extractor hood over, space for fridge/freezer and tumble dryer, plumbing for washing machine and dishwasher.

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 and doors to:

Bedroom One 12'11" x 10' max

Window to rear aspect, ceiling light point, radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Two 12'10" into bay x 10'2" max

Bay window to front aspect, ceiling light point and radiator.

Bedroom Three 9'6" x 7'11"

Window to rear aspect, ceiling light point and radiator.

Bathroom 7'5" max x 5'9" max

Obscured window to front aspect, ceiling spot lights, extractor fan, part tiled walls, built-in cupboard housing boiler, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, vanity unit with inset wash hand basin with mixer tap over and inset low level flush w.c.

Outside**Rear Garden**

Accessed via a side passageway or the dining area and benefits from raised decked seating area with step down to paved area, lawn area with planted beds to sides, two pathways leading to steps rising to further decked





seating area, raised planted beds, shed and pedestrian door to:

Rear Workshop/Garage 15'2" x 7'6"

Window to front aspect and electric points.

Agent Notes:

1. We are advised by the vendors of the property that there is a shared driveway to the rear of the garden which leads off Kernthorpe Road.

2. We have not been able to verify whether works/extensions to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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

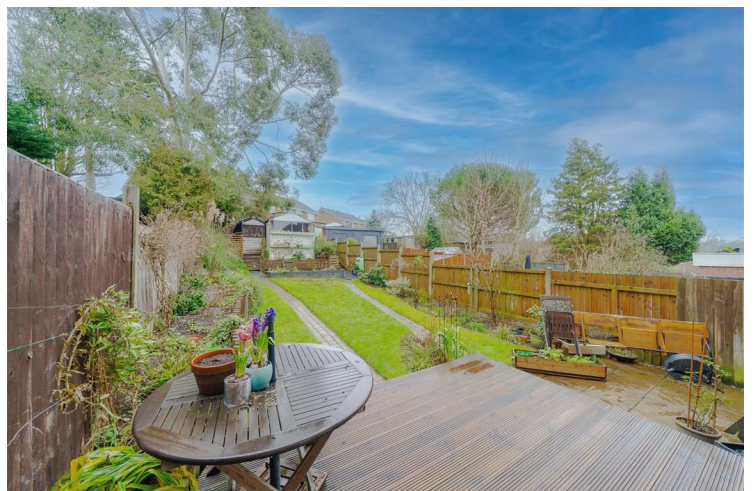
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

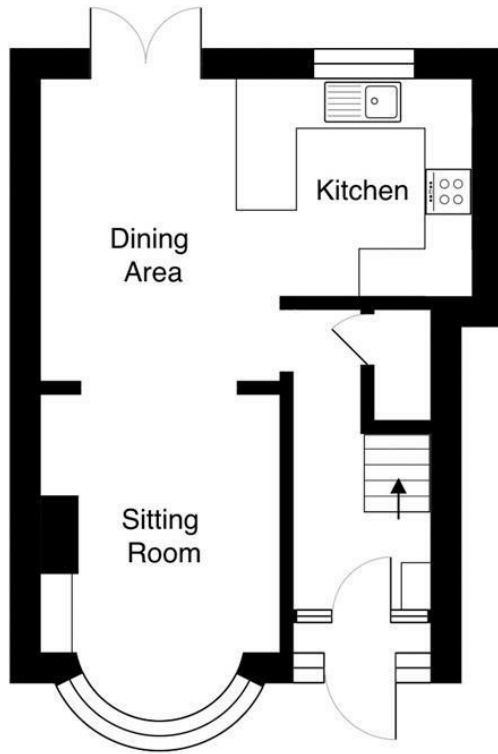
COUNCIL TAX BAND

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

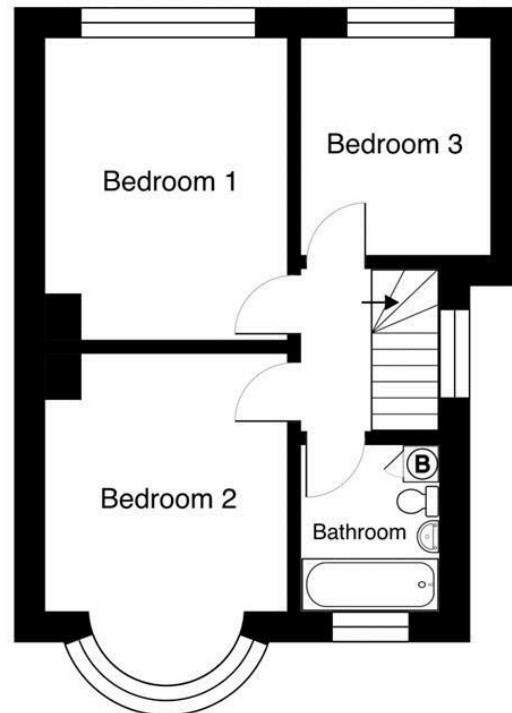




Ground Floor
Floor Area: 39.7 m² ... 427 ft²



First Floor
Floor Area: 40.5 m² ... 436 ft²



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Total Area: approximately 80.2 m² ... 863 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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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.

