



# HERITAGE ESTATE AGENCY



**73 Glen Rise, Billesley, Birmingham, B13 0EH**

**£400,000**

**A Three Bedroom Link Detached Property**





### **Glen Rise comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, planted beds, lawn area, driveway leading to garage, pathway leading to gated side access and step up to:

#### **Open Canopy Porch**

Main entrance door opening to:

#### **Entrance Hallway**

Ceiling light point, a range of built-in storage cupboards housing gas and electric meters, stairs rising to first floor accommodation, radiator and doors to:

#### **Reception Room One 14'11" x 11' max**

Window to front aspect, coved ceiling, ceiling light point, radiator, door to reception room three and sliding doors to:

#### **Reception Room Two 9'1" x 10'11"**

Windows to rear and side aspects, coved ceiling, ceiling light point, shelving, radiator and door to kitchen.

#### **Reception Room Three 15'3" x 10'10"**

Windows to front, rear and side aspects, French style doors to side aspect opening to rear garden, coved ceiling, ceiling light point, radiator and door to reception room one.

#### **Kitchen 9' x 8'10"**

Window to rear aspect, ceiling strip light, wall mounted boiler, tiled 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, space for cooker, integrated dishwasher, door to hallway and doors to:

#### **Under Stair Storage Pantry**

Obscured window over looking lean to, wall mounted light point and tiled flooring.

#### **Lean To 10'4" x 5'8"**

Door to rear aspect opening to rear garden, wall mounted cupboard, electric points, space for washing machine, door to coal store and door to:

#### **Garage 15' x 7'7"**

Double doors to front aspect and electric point.

#### **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, radiator and doors to:

#### **Bedroom One 14'11" x 11' max**

Window to front aspect, coved ceiling, ceiling light point and radiator.

#### **Bedroom Two 8'11" x 11'**

Window to rear aspect, coved ceiling, ceiling light point, radiator and fitted wardrobe.

#### **Bedroom Three 7'8" x 7'2"**

Window to front aspect, ceiling light point and radiator.

#### **Bathroom 5'8" max x 8'11" max**

Obscured window to rear aspect, ceiling light point, part tiled walls, built-in storage cupboard, radiator and a bathroom suite comprising: panelled bath with mixer shower over and pedestal wash hand basin.





### **Separate W.C.**

Obscured window to side aspect, ceiling light point, part tiled walls and low level flush w.c.

### **Outside**

#### **Rear Garden**

Accessed via a gated side access, reception room three or the lean to and benefits from paved area with steps up to lawn area, planted bed, further lawn area, shed, mature shrubs and trees.

### **Agent Notes:**

1. We would advise interested parties that the seller of the property has Power of Attorney.
2. We understand part of the property has been underpinned historically (pre-1994) - please contact the office for more information.

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.

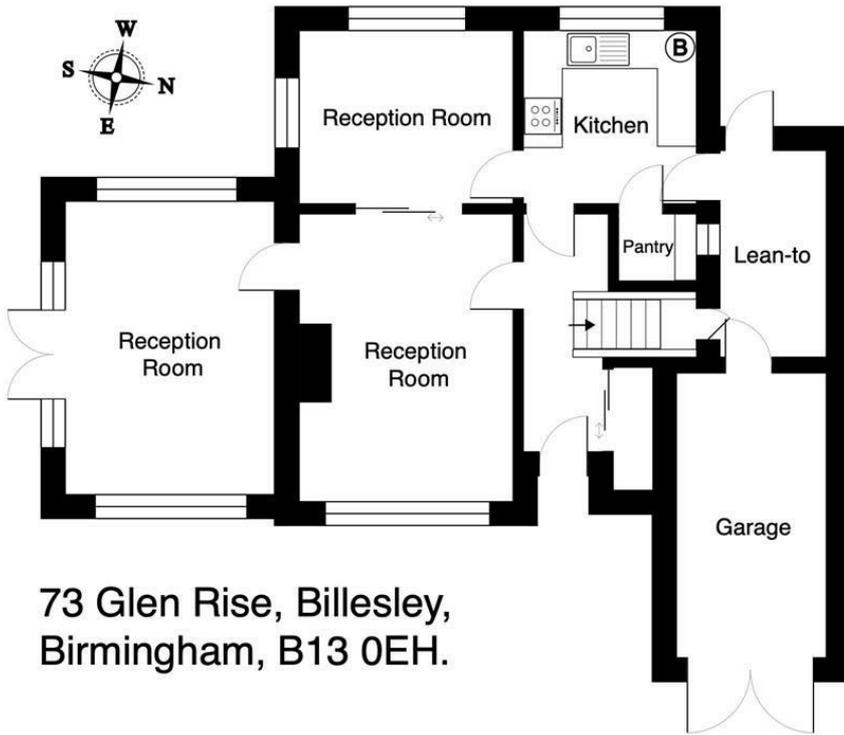
### **COUNCIL TAX BAND**

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

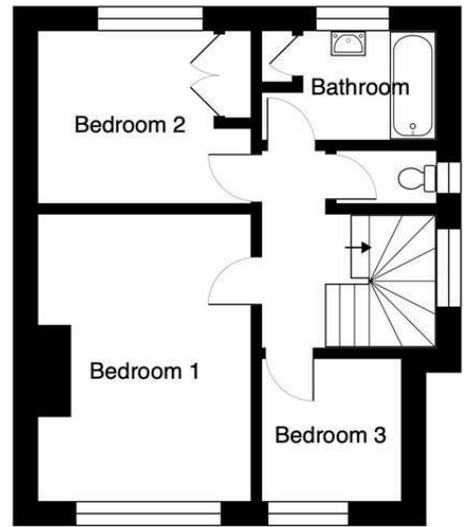




**Ground Floor**  
Floor Area: 80.1 m<sup>2</sup> ... 862 ft<sup>2</sup>



**First Floor**  
Floor Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>



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Birmingham, B13 0EH.

**Total Area: approximately 125.9 m<sup>2</sup> ... 1355 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

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.

