# HERITAGE ESTATE AGENCY



## 6 Westfield Grange, Kings Heath, Birmingham, B14 7SB

## £268,000

## A Two Bedroom Semi-Detached Property





**Westfield Grange comprises in further detail:**
The property is set back from the road and approached via fore garden with block paved driveway, pathway leading to gated side access and to:

**Open Canopy Porch**
Main entrance door opening to:

**Entrance Lobby**
Coved ceiling, ceiling light point, stairs rising to first floor accommodation and door to:

**Lounge 13'8" max x 9'7" max**
Windows to front and side aspects, coved ceiling, ceiling light point, door to under stair storage pantry, two radiators and door to:

**Breakfast Kitchen 11' x 12'7" max**
Window to rear aspect, door to rear aspect opening to rear garden, ceiling spot lights, radiator, 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, fridge/freezer and opening to:

**Utility Area**
Window to side aspect, ceiling light point, wall mounted boiler, work surface with space for appliances beneath and door to:

**Ground Floor W.C.**
Obscured window to side, ceiling light point, tiled flooring, radiator, wall mounted wash hand basin and low level flush w.c.

**First Floor Accommodation**
Leading from the entrance lobby stairs rise to first floor accommodation leading onto:

**Landing**
Ceiling light point, loft access and doors to:

**Bedroom One 12'10" max x 10'2" max**
Window to rear aspect with secondary glazing, coved ceiling, ceiling light point, wood flooring, radiator and fitted wardrobes with sliding doors.

**Bedroom Two 12'9" max x 8'6" max**
Window to front aspect, ceiling light point, radiator and built-in storage cupboard with hanging space.

**Bathroom 6'2" x 5'11"**
Obscured window to side aspect, ceiling spot lights, extractor fan, tiled walls and flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and mixer 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 a gated side access or the breakfast kitchen and benefits from paved seating area with step down to lawn area, planted bed and steps descending to shed.

**Agent Notes:**
1. Heritage Estate Agency feel it prudent to advise potentially interested parties that 6 Westfield Grange





has a railway line nearby.

2. We are advised by the vendor that Westfield Grange is a private road. Ask 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.

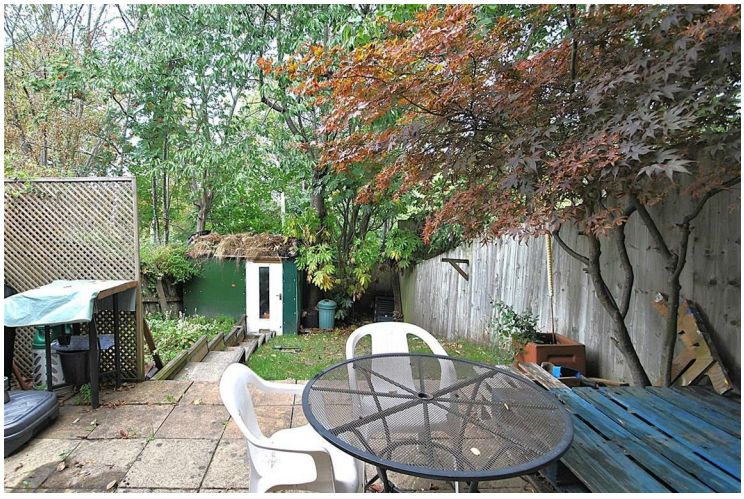
**SERVICES**
Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before 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 B

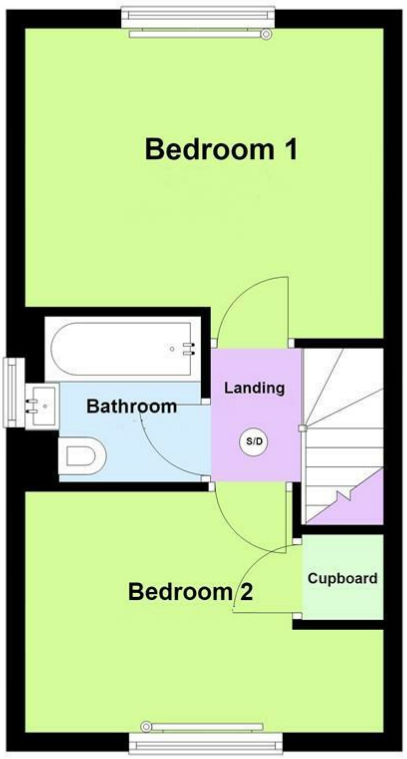




## Ground Floor
Approx. 29.1 sq. metres




## First Floor
Approx. 29.2 sq. metres




Total area: approx. 58.3 sq. metres

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items as approximate and no responibility is taken for any error, omission, or mis-statement. This plan is for illustative purposes only and should be used as such. The services, systems and appliances, have not been tested and no guarantee as to their operability or efficincy can be given.
Plan produced using PlanUp.

**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.

