



HERITAGE ESTATE AGENCY



16 Westfield Grange, Kings Heath, Birmingham, B14 7SB
£255,000

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 lawn area, block paved driveway, steps down to gated side access and leading to:

Open Canopy Porch

Wall mounted light point and main entrance door opening to:

Entrance Lobby

Coved ceiling, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and door to:

Reception Room 13'8" max x 9'6" max

Windows to front and side aspects, coved ceiling, ceiling light point, wood effect flooring, radiator, door to under stair storage cupboard and further door to:

Dining Kitchen 11' max x 12'8 max (l shaped)

Windows to rear and side aspects, door to rear aspect opening to rear garden, ceiling spot lights, ceiling light point, 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, integrated oven with four ring gas hob and extractor hood over, integrated fridge/freezer, radiator, cupboard housing wall mounted boiler and door to:

Ground Floor W.C.

Obscured window to side aspect, 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 11'3" max x 12'9" max

Window to rear aspect, coved ceiling, ceiling light point, wooden floor boards and radiator.

Bedroom Two 8'8" max x 12'9" max

Window to front aspect, coved ceiling, ceiling light point, wooden floor boards, radiator and built-in over stair storage cupboard.

Shower Room/Utility 6'4 x 5'11

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, heated towel rail, work surface with washing machine beneath and a suite comprising: corner shower cubicle with chrome mixer shower over, wash hand basin encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access or the kitchen and benefits from a paved patio area, trees and fenced boundary.

Agent Notes:

1. Heritage Estate Agency feel it prudent to advise potentially interested parties that 16 Westfield Grange has a railway line nearby.





2. Heritage Estate Agency advise potentially interested parties that 16 Westfield Grange backs onto commercial premises and car park.

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

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

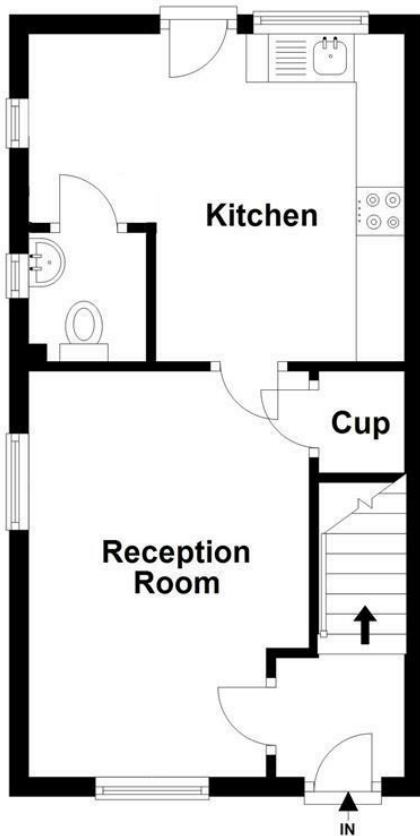
The vendor has informed us that the property is located within Birmingham City Council - Band B





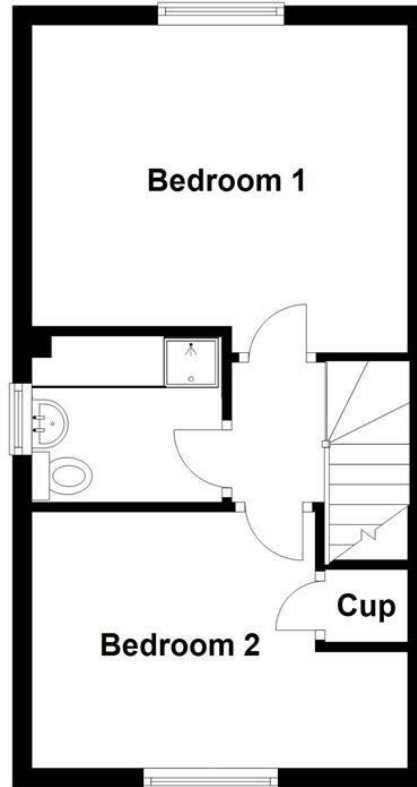
Ground Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 59.9 sq. metres (644.7 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 Westfield Grange Kings Heath

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

