



HERITAGE ESTATE AGENCY



71 Goldsmith Road, Kings Heath, Birmingham, B14 7EH

£435,000

A Four Bedroom Mid Terrace Property





Goldsmith Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall to front, gravel area, planted bed and blue brick pathway leading to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, wall mounted electric meter, Minton tiled flooring and door with window over opening to:

Entrance Hallway

Coved ceiling, ceiling light point, feature decorative archway, Minton tiled flooring, stairs rising to first floor accommodation, column style radiator and doors to:

Reception Room One 14'4" into bay x 11'6" max

Sash style bay window to front aspect with plantation style shutters, coved ceiling, ceiling light point with ceiling rose, fitted shelving to recesses, cupboard housing gas meter, engineer oak flooring, column style radiator and original style feature fire surround with gas fire set on tiled hearth.

Reception Room Two 11'11" x 11'7" max

Sash style window to rear aspect, coved ceiling, ceiling light point with ceiling rose, fitted shelving to recesses with storage cupboards beneath, door to under stair storage cupboard, oak engineered flooring, column style radiator, original style feature fire place with hearth and door to:

Kitchen 15'3" x 9'

Window to side aspect, door with window over to side aspect opening to rear garden, French style doors to rear aspect opening to rear garden, two ceiling light points, concealed boiler, wood effect flooring, vertical contemporary style radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer with Quooker mixer tap over, integrated eye level double oven, inset five ring induction hob with extractor hood and illumination over, plumbing for washing machine, space for tumble dryer, integrated fridge/freezer, freezer and dishwasher.

First Floor Accommodation

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Split Level Landing

Ceiling light point, wall mounted light point, door to stairs rising to second floor accommodation and doors to:

Storage Cupboard

Fitted shelving and hanging rail.

Bedroom One 11'11" x 15'11" to wardrobes

Two sash style windows to front aspect with plantation style shutters, ceiling light point, two column style radiators and built-in wardrobes.

Bedroom Two 12' x 10'9" max

Window to rear aspect, ceiling light point, wall mounted light point and radiator.

Bathroom 15'3" max x 9' max

Windows to rear and side aspects with plantation style shutters, ceiling spot lights, two wall mounted light points, extractor fan, loft access, part tiled walls, tiled flooring, two heated towel rails, column style radiator and a fitted bathroom suite comprising: free standing bath with mixer tap and shower attachment over, walk-in shower cubicle with rain fall style shower and additional shower over, double wash hand basin encased in vanity unit with mixer taps over, electric shaver socket and low level flush w.c.

Second Floor Accommodation

Door from first floor landing leads to stairs rising to second floor accommodation leading onto:

Landing

Velux window, ceiling spot light, radiator and doors to:

Bedroom Three 10'7" max x 10' max

Sky light, ceiling spot lights, two wall mounted light points, storage area, access to eaves storage and radiator. (With some restricted head height).





Bedroom Four 8'3" x 13'11"

Dormer window to front aspect, ceiling spot lights, fitted book shelves, radiator and built-in storage cupboards.

Separate W.C.

Sky light, wall mounted light point, wood effect flooring, wall mounted wash hand basin with mixer tap over, tiled splash back and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side passage or the kitchen and benefits from paved pathway with step down to paved area with gravel area to side, steps up to raised decked terrace area with feature Pergola, lawn area with planted beds to sides, further patio area to rear with planted beds and shed with electric points.

Agent Note:

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



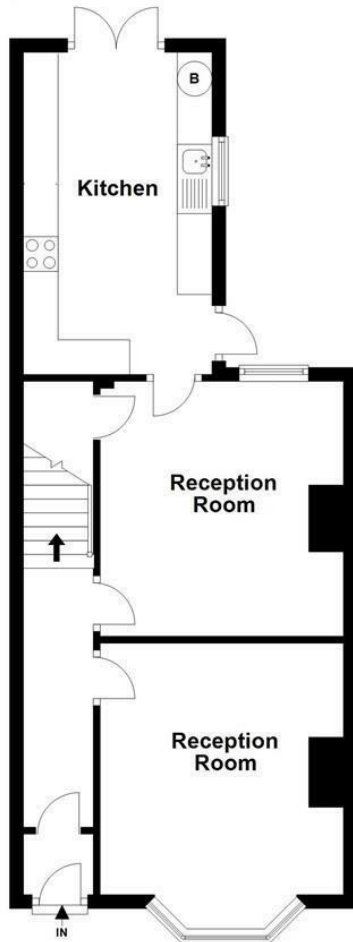


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Total area: approx. 127.5 sq. metres (1372.0 sq. feet)

Ground Floor

Approx. 47.4 sq. metres (510.2 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



Second Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



Disclaimer

Floorplan produced for illustrative purposes only.
Measurements are approximate only with 10% tolerance.
Area calculations are approximate only with 10% tolerance.
Please check all information prior to making any decisions.
Floorplan designed by Daniel Raine Ltd www.danielraine.co.uk

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.

