



# HERITAGE ESTATE AGENCY



**8 Ashfield Road, Kings Heath, Birmingham, B14 7AS**

**£700,000**

**A Five Bedroom Semi Detached Property**





**Ashfield Road comprises in further detail:**

The property is set back from the road and approached via block paved driveway with planted bed, shared pathway leading to gated side access and steps rising to:

**Open Canopy Porch**

Main entrance door with window over opening to:

**Entrance Vestibule**

Coved ceiling, part panelled walls, original tiled style flooring, door with stained glass panels inset and window over opening to:

**Through Hallway**

Door to side aspect, part coved ceiling, two ceiling light points, dado rail, original style Minton tiled flooring, stairs rising to first floor accommodation and doors to:

**Pantry**

Window to side aspect, ceiling light point, shelving, boiler and tiled flooring.

**Cellar - Workshop 21'3" max x 5'3" max**

Stairs descend to workshop area with window to front aspect, two ceiling light points, built-in cupboard housing electric meter and opening to:

**Cellar - Fitness 16'5" max x 12'3" max**

Window to front aspect, ceiling spot lights, built-in cupboard housing gas meter and electric points.

**Reception Room One 17' max x 12'9" max**

Bay window to front aspect with fitted shutters, coved ceiling, ceiling light point with ceiling rose, picture rail, built-in cupboards and shelving to recesses, radiator and feature fire surround with gas fire set on hearth.

**Reception Room Two 16'10" x 12' max**

French style doors with windows over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

**Dining Kitchen 20'7" x 8'11"**

Two sash style windows to side aspect, two ceiling light points, wood effect flooring, radiator 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 electric hob over, integrated fridge/freezer and dishwasher and door to:

**Garden Room 18'4" x 7'9"**

Windows to front, side and rear aspects, sky light, French style doors to rear aspect opening to rear garden, door to side aspect opening to rear garden, three ceiling light points, wood effect flooring, radiator and doors to:

**Utility**

Ceiling light point, part panelled walls, plumbing for washing machine with space for tumble dryer over and wood effect flooring.

**Ground Floor W.C.**

Ceiling light point, part panelled walls, wood effect flooring and low level flush w.c.

**Store**

Wall mounted light point, part panelled walls, space for freezer and wood effect flooring.

**First Floor Accommodation**

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

**Split Level Landing**

Two ceiling light points, dado rail, stairs rising to second floor accommodation and doors to:

**Bedroom One 14'4" x 18'3" max**

Two sash style windows to front aspect, coved ceiling, ceiling light point, wood effect flooring, radiator, a range of fitted wardrobes and drawers.

**Bedroom Two 16'10" x 11'11" max**

Window to rear aspect, ceiling light point and radiator.

**Bedroom Three 15' x 8'9"**

Sash style window to rear aspect, ceiling light point and radiator.

**Bathroom 7'10" x 6'**

Obscured sash style window to side aspect, ceiling light point, tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with central mixer tap and shower attachment over, vanity unit with inset wash hand basin and mixer tap over.

**Shower Room**

Obscured window to side aspect, ceiling spot light, extractor fan, heated towel rail and shower cubicle with folding doors and wall mounted electric shower.

**Separate W.C.**

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

**Second Floor Accommodation**

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

**Split Level Landing**

Velux window, ceiling light point, loft access and doors to:



**Bedroom Four 14'5" x 18'2" max**

Sash style window to front aspect, ceiling light point and radiator. (With some restricted head height)

**Bedroom Five 16'11" x 12' max**

Sash style window to side aspect, two Velux windows, ceiling light point, radiator and original style fire place with tiled hearth. (With some restricted head height)

**Shower Room**

Ceiling spot lights, extractor fan, tiled walls, wall mounted electric heater and a suite comprising: shower cubicle with folding door and wall mounted electric shower, wash hand basin encased in vanity unit and low level flush w.c.

**Outside****Rear Garden**

Accessed via a gated side access, reception room two or the sun room and benefits from paved pathway with planted bed to side leading to raised paved seating area with Pergola and shed, further paved seating area, raised planters, lawn area, shed to rear and mature trees.

**Agent Notes:**

1. 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.
2. The vendor has informed us that the property has been in underpinned in 1985. Please speak to the office for further information.
3. The vendor has informed us the property has solar panels.

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.

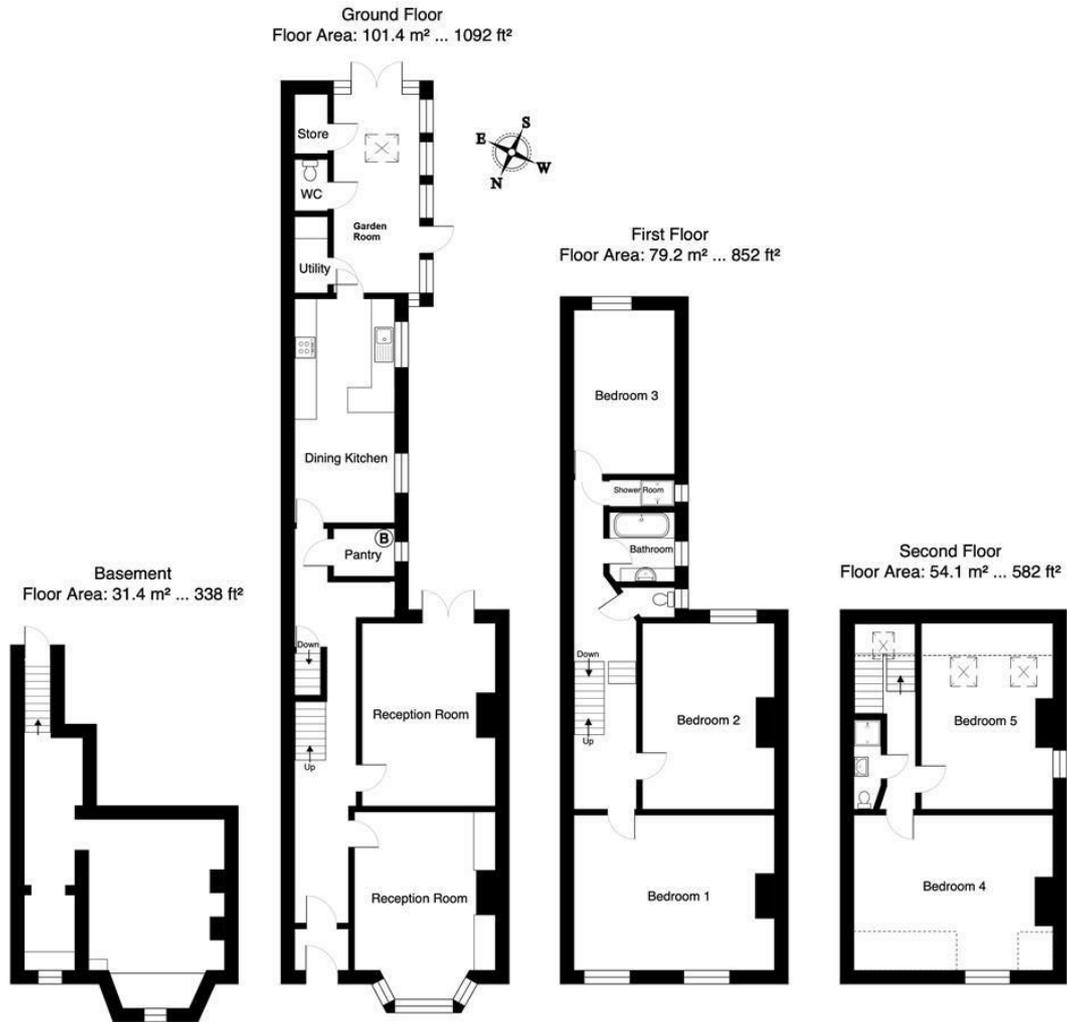
**GENERAL INFORMATION**

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 E





8 Ashfield Road, Kings Heath, Birmingham, B14 7AS.

Total Area: approximately 266.2 m<sup>2</sup> ... 2865 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.

