



# HERITAGE ESTATE AGENCY



**35 Ashburton Road, Kings Heath, Birmingham, B14 6JA**

**£300,000**

**A Three Bedroom Property**





**Ashburton Road comprises in further detail:**

The property is set back from the road and approached via block paved driveway leading to step up to door opening to study and main entrance door opening to:

**Entrance Porch**

Windows to front and side aspects, wall mounted light point, tiled flooring and door to:

**Entrance Hallway**

Ceiling light point, stairs rising to first floor accommodation with under stair storage cupboard beneath, radiator and doors to:

**Through Lounge/Dining Room - Dining Area 11'6" x 10'2"**

Window to front aspect, coved ceiling, ceiling light point, wood effect flooring, radiator and opening to:

**Lounge Area 11'10" x 10'2" max**

French style doors with windows to sides to rear aspect opening to rear garden, coved ceiling, ceiling light point and feature fire surround with coal effect electric fire set on hearth.

**Kitchen 8'4" max x 14'3" max**

Two windows to rear aspect, door to rear aspect opening to rear garden, ceiling strip light, 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 double oven with four ring gas hob over, plumbing for washing machine and dishwasher, space for fridge/freezer and door to:

**Utility Room 7'7" x 7'2"**

Ceiling light point, tiled flooring, radiator, a range of wall

and base units with work surface over, further work surface area and door to:

**Study 9'7" max x 7'2" max**

Window to front aspect, door to front aspect, radiator, overhead storage and cupboard housing electric meter.

**First Floor Accommodation**

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

**Landing**

Window to side aspect, ceiling light point, loft access and doors to:

**Bedroom One 12' max x 10'2" max**

Window to rear aspect, ceiling light point and radiator.

**Bedroom Two 11'6" x 10'2"**

Window to front aspect, ceiling light point and radiator.

**Bedroom Three 7'11" max x 6' max**

Window to front aspect, ceiling light point, radiator and built-in cupboard.

**Shower Room 8'6" x 5'11"**

Obscured window to rear aspect, ceiling spot lights, tiled walls, built-in cupboard housing boiler, mirror, radiator and a suite comprising: shower cubicle with mixer shower over, a range of vanity wall, drawer and base units with counter top over having inset wash hand basin with mixer tap over and inset low level flush w.c.

**Outside**

**Rear Garden**

Accessed via the lounge area or kitchen and benefits from paved seating area with steps down to further paved area with step up to raised decked area and shed.





### 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. We understand there is a solar panel lease in place and that the homeowners benefit from the use of free electricity that the panels generate during daylight hours. However, lenders may have specific requirements in relation to this and we would advise any interested party to first seek the advice of their mortgage broker and solicitor. For more information on the lease - please contact the office.

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.

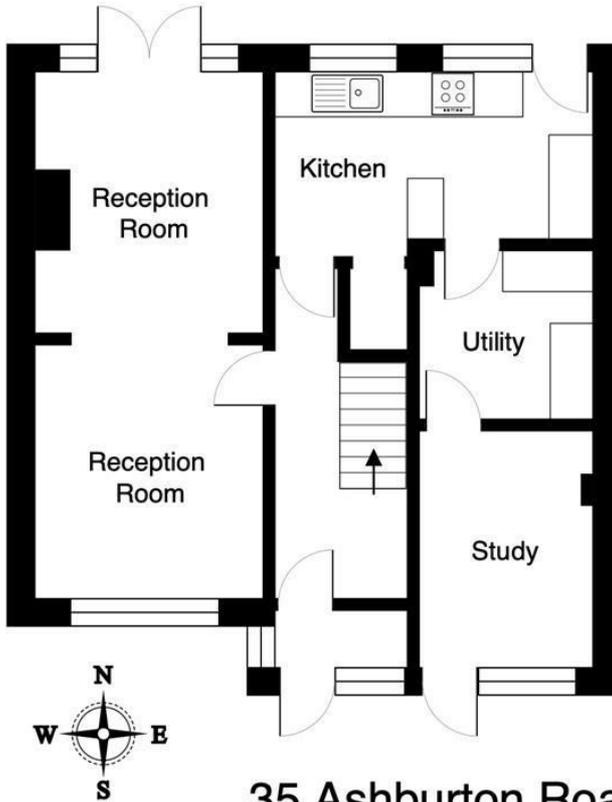
### COUNCIL TAX BAND

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





**Ground Floor**  
Floor Area: 60.3 m<sup>2</sup> ... 649 ft<sup>2</sup>



**First Floor**  
Floor Area: 39.2 m<sup>2</sup> ... 422 ft<sup>2</sup>



**35 Ashburton Road, Kings Heath, B14 6JA.**

**Total Area: approximately 99.5 m<sup>2</sup> ... 1071 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

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E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

