



HERITAGE ESTATE AGENCY



51 Station Road, Kings Heath, Birmingham, B14 7SS

£450,000

A Four Bedroom Mid Terrace Property





Station 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, raised planted bed, pathway with steps rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, ceiling light point, original style Minton tiled flooring and door to:

Entrance Hallway

Coved ceiling, ceiling spot light, two wall mounted light points, part original style Minton tiled flooring, part tiled flooring, stairs rising to first floor accommodation with built-in under stair storage pantry, radiator and doors to:

Reception Room One 13'9" max x 11'4" max

Bay window with stained glass panels inset to front aspect, coved ceiling, ceiling light point with ceiling rose, two wall mounted light points, built-in storage cupboard, built in meter cupboard, wood flooring, radiator and feature brick fire surround with cast iron effect log burning stove set on tiled hearth.

Reception Room Two 12'3" x 9'6" max

French style doors with window over to rear aspect opening to rear garden, ceiling light point, wood flooring, radiator, feature fire place with tiled inset and hearth.

Ground Floor W.C.

Obscured window to side aspect, ceiling spot lights, extractor fan, tiled flooring, heated towel rail, wall mounted wash hand basin and low level flush w.c.

Dining Kitchen 25'7" x 8'9" max > 6'8" min

Two sash style windows to side aspect, ceiling spot lights, wall mounted light point, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset dual sink and drainer unit with mixer tap over, integrated eye level double oven and microwave, inset five ring gas hob, plumbing for washing machine and dishwasher, space for American style fridge/freezer,

concealed boiler, step down to dining area with door to side aspect opening to rear garden, French style doors to rear aspect opening to rear garden, Velux window, ceiling spot lights, tiled flooring and radiator.

First Floor Accommodation

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

Landing

Three wall mounted light points, stairs rising to second floor accommodation and doors to:

Bedroom Two 11'3" x 15'2" max

Two sash style windows to front aspect, two ceiling light points, wood flooring, radiator and original style feature fire place with tiled hearth.

Bedroom Three 12'3" x 9'6" max

Sash style window to rear aspect, ceiling light point, radiator and original style feature fire place with tiled hearth.

Bedroom Four 9'11" x 9'

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

Bathroom 8'11" max x 6'1" max

Sash style window to side aspect, further obscured window to side aspect, ceiling spot lights, extractor fan, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, corner shower cubicle with wall mounted mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Second Floor Accommodation

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

Landing

Velux window, wall mounted light point and door to:

Bedroom One 18'3" max x 11'11" max

Dormer window to front aspect, Velux window, ceiling spot lights,





wall mounted light point, built-in eaves storage cupboard, radiator, original style fire place with tiled hearth and door to: (with some restricted head height)

En-Suite Shower Room 7' x 4'

Velux window, ceiling spot lights, tiled walls and flooring, heated towel rail and a suite comprising: corner shower cubicle with mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared underground passageway, reception room two or the dining area and benefits from pathway leading to patio area with raised planted beds to side, steps up to paved area, lawn area with beds to sides and step up to further paved patio area with sheds.

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.

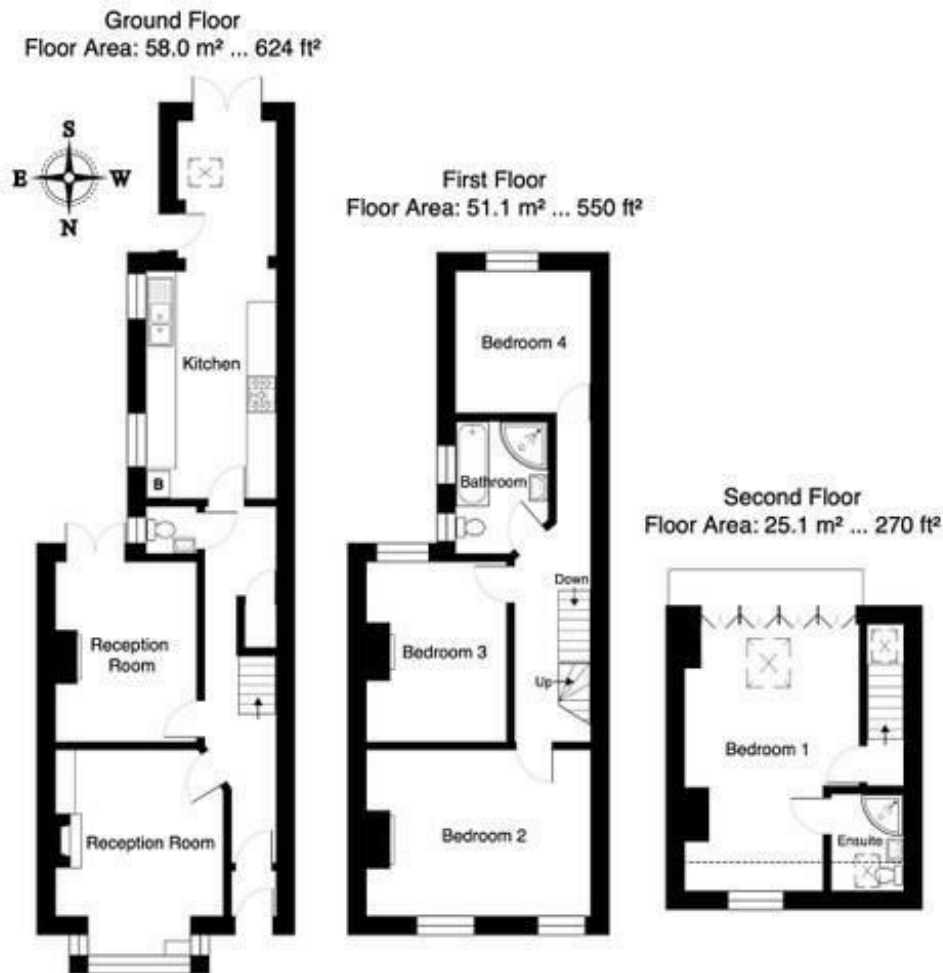
GENERAL INFORMATION

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 C





51 Station Road, Kings Heath, Birmingham, B14 7SS.

Total Area: approximately 134.3 m² ... 1445 ft²

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

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.

