



# HERITAGE ESTATE AGENCY



**21 Fairfield Road, Kings Heath, Birmingham, B14 7QY**

**£230,000**

**A Two Bedroom Mid Terrace Property**





### **Fairfield Road comprises in further detail:**

The property is set back from the road and approached via public pathway with step up to main entrance door with window over opening to:

#### **Reception Room One 12'7" max x 10'6" max**

Bay window to front aspect, ceiling light point, built-in meter cupboard, wood flooring, radiator and door with step down to:

#### **Reception Room Two 12'1" x 10'6" max**

Window to rear aspect, ceiling light point, opening to stairs rising to first floor accommodation, door to under stair storage pantry, wood flooring, radiator, feature fire surround and door with steps down to:

#### **Kitchen 15'11" max x 5'3" max**

Two windows to side aspect, door to side aspect opening to rear garden, wall mounted boiler, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset circular sink and drainer unit with mixer tap over, oven with extractor hood over and washing machine.

#### **First Floor Accommodation**

Leading from reception room two stairs rise to first floor accommodation leading onto:

#### **Landing**

Ceiling light point, loft access and doors to:

#### **Bedroom One 11'1" x 10'6" max**

Window to front aspect, ceiling light point and radiator.

#### **Bedroom Two 12' x 7'4" max**

Window to rear aspect, ceiling light point, radiator, feature fire surround and door to over stair storage cupboard.

#### **Bathroom 8'10" max x 5'2" max**

Obscured window to rear aspect, ceiling light point, built-in storage cupboard, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

##### **Rear Garden**

Accessed via the kitchen and benefits from pathway leading to patio area, lawn area, planted beds and gated rear access.

##### **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 are advised by the Vendor that there is a shared access way to the rear of the garden leading from Fairfield 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.

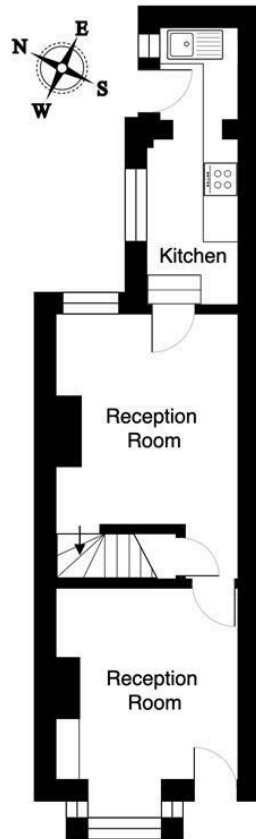
### **COUNCIL TAX BAND**

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

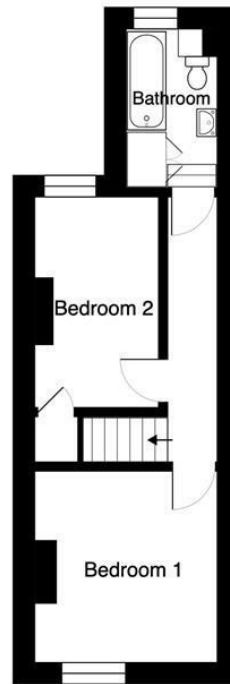




Ground Floor  
Floor Area: 34.9 m<sup>2</sup> ... 375 ft<sup>2</sup>



First Floor  
Floor Area: 31.2 m<sup>2</sup> ... 335 ft<sup>2</sup>



21 Fairfield Road, Kings Heath, B14 7QY.

Total Area: approximately 66.0 m<sup>2</sup> ... 711 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.

