



HERITAGE ESTATE AGENCY



90 Taylor Road, Kings Heath, Birmingham, B13 0PQ

£315,000

A three bedroom end terraced property





Taylor Road comprises in further detail:

The property is set back from the road and approached via a block paved driveway leading to gated side access and step up to front door to:

Hallway

Ceiling light point, radiator, wooden flooring, staircase rising to first floor with built in under stairs storage cupboard, wall mounted gas boiler, door to:

Reception Room 12'10 max x 10'10 max

Ceiling light point, bay window to front, wooden flooring, inset decorative fireplace and tiled hearth, vertical style radiator, coving to ceiling.

Dining Kitchen 10'9 x 16'7 overall

Kitchen Area: Inset ceiling down lights, window to rear, wood effect flooring, radiator, space for washing machine, gas point for cooker, fitted kitchen with wall and base units, wood effect work surfaces, inset ceramic sink unit and mixer tap, opening to:

Dining Area: ceiling light point, wood effect flooring, vertical style radiator, double doors to garden, space for fridge freezer.

FIRST FLOOR

Landing

Ceiling light point, loft access, obscured window to side, wood effect flooring.

Bedroom One 11' x 11' into wardrobes

Window to front, ceiling light point, built in wardrobes, radiator, wood effect flooring.

Bedroom Two 10'9 x 10'9

Window to rear, ceiling light point, radiator.

Bedroom Three 6'1 x 5'8

Window to front, ceiling light point, radiator.

Shower Room 6'11 x 5'4

Ceiling light point, obscured window to rear, wood effect flooring, vertical style radiator, part panelled walls and bathroom suite comprising: WC, wash basin with mixer tap and cupboard below, walk in shower cubicle with wall mounted chrome mixer shower.

OUTSIDE

Rear Garden

Flagged patio, step down to lawned area, flagged pathway and planted beds, rear flagged area leading to:

Workshop 20'7 x 7'

Power points and door to:

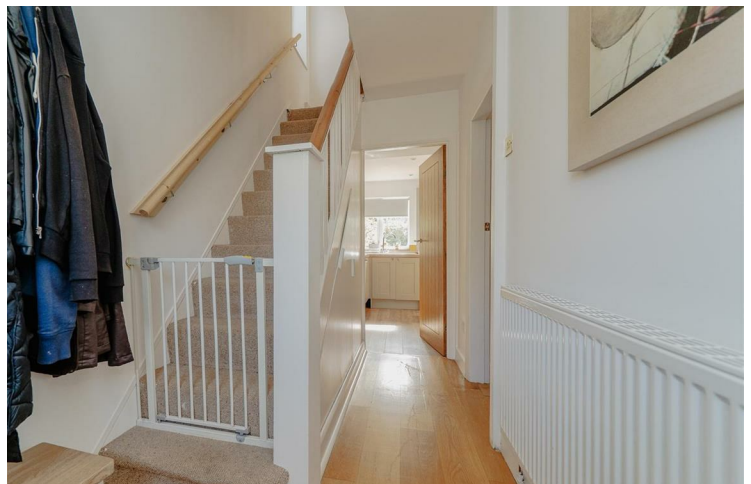
Garage 19'8 x 11'5

Window, ceiling strip light, doors opening to the rear access lane.

Agent Note

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 vendors of the property that there is a shared access to the rear of the garage/garden which leads off May Lane.





COUNCIL TAX BAND

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

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

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.

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.

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.

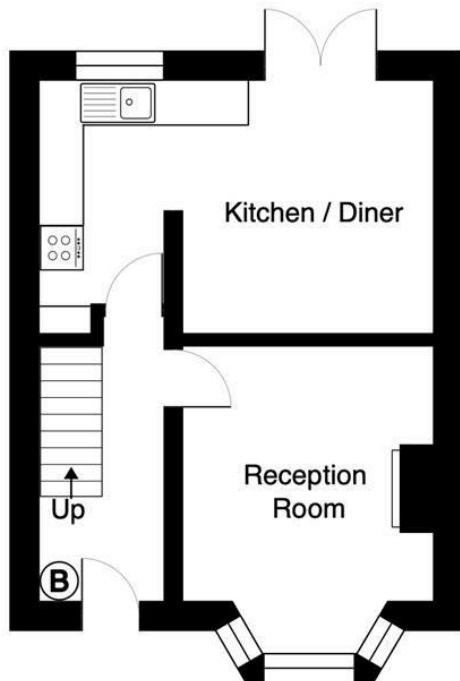
TENURE

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.

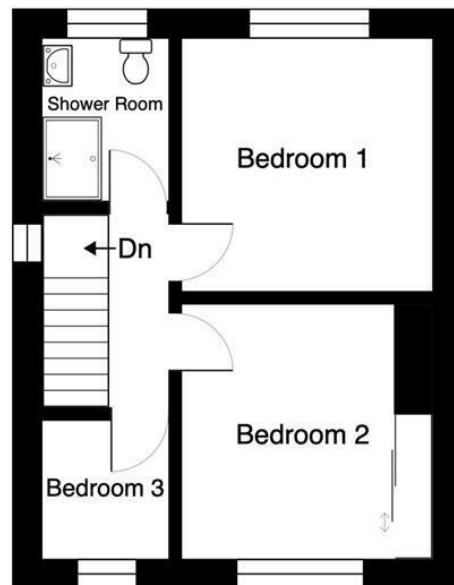




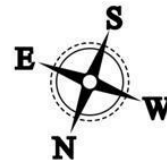
Ground Floor
Floor Area: 36.6 m² ... 394 ft²



First Floor
Floor Area: 35.2 m² ... 379 ft²



**90 Taylor Road, Kings Heath,
Birmingham, B13 0PQ.**



Total Area: approx 71.8 m² ... 773 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

