HERITAGE ESTATE AGENCY

39 Hannon Road, Kings Heath, Birmingham, B14 6BS

£400,000

A Three Bedroom Semi Detached Property

Hannon 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:

Open Canopy Porch
Main entrance door with window over opening to:

Entrance Hallway
Obscured window to front aspect, ceiling light point, tiled flooring, stairs rising to first floor accommodation with under stair storage cupboard, column style radiator and doors to:

Ground Floor W.C.
Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, wall mounted wash hand basin with mixer tap over and low level flush w.c.

Lounge 14'2" into bay x 11'10" max
Bay window to front aspect, coved ceiling, ceiling light point, feature panel walls, Parquet style flooring and column style radiator.

Kitchen/Dining/Family Room 22'5" max x 16'11" max
French style doors with windows to side to ear aspect opening to rear garden, window to side aspect, Velux windows with solar powered blinds, ceiling spot lights, four ceiling light points, three vertical style radiators, Aintree Herringbone wood flooring 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 unit with mixer tap over, inset drainer unit to work surface, integrated eye level double oven and five ring gas hob with extractor hood over, integrated fridge/freezer and dish washer and door to:

Utility Room 6'2" x 6'9"
Window to side aspect, ceiling spot lights, extractor fan, Aintree Herringbone wood flooring, radiator, a range of wall and base units with work surface over, Belfast style sink with mixer tap over, space for washing machine with space for tumble dryer over and space for fridge/freezer.

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

Landing
Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 14'8" max x 11'10" max
Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail and radiator.

Bedroom Two 11'10" x 10'8"
Window to rear aspect, coved ceiling, ceiling light point with ceiling rose and radiator.

Bedroom Three 8'1" x 5'10"
Window to front aspect, coved ceiling, ceiling light point with ceiling rose, wood flooring and radiator.

Bathroom 8'6" x 6'11"
Obscured window to rear aspect, ceiling spot lights, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap over, rain fall style shower head and additional shower head over, vanity unit encasing wash hand basin with mixer tap over and inset w.c. Door to:

Airing Cupboard
Wall mounted boiler and shelving.

Outside

Rear Garden
Accessed via a gated side access or the kitchen/dining/family room and benefits from paved patio area, lawn area, planted beds to side, stepping stone pathway leading to paved area with vegetable bed and pedestrian door to:

Garage 20' x 10'6"
Up and over door to front aspect, obscured windows to front and side aspects.

Agent Note:
We are advised by the vendors of the property that there is a shared driveway to the rear of the garden which leads off Woodthorpe Road.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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.

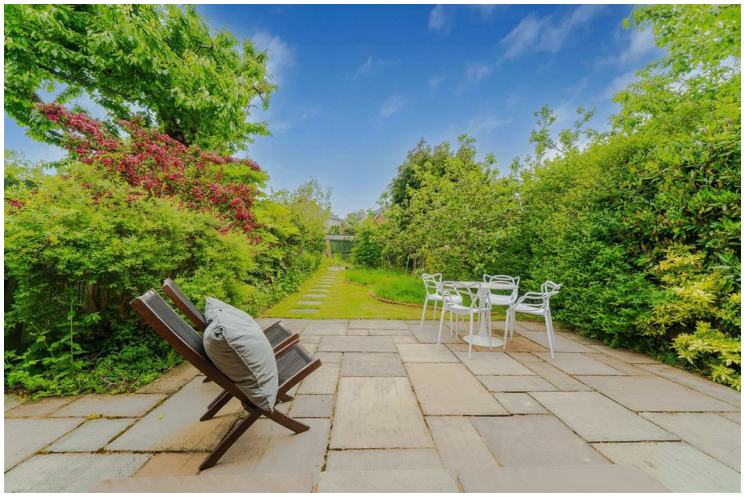
FIXTURES AND FITTINGS
Only those items expressly mentioned in the sales particulars will be included in the sale price.

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.

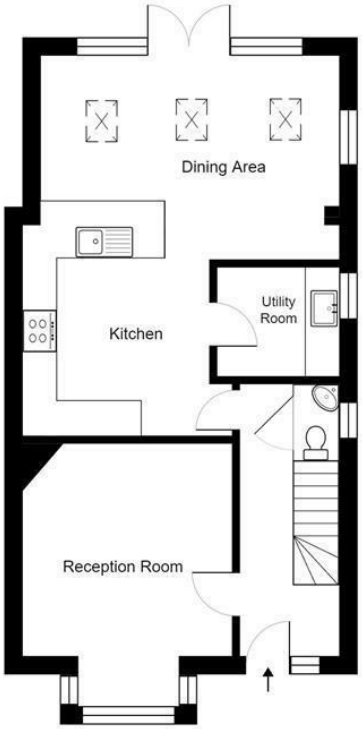
TENURE
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

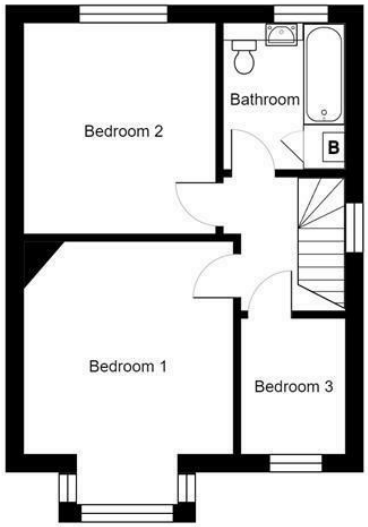
COUNCIL TAX BAND
The vendor has informed us that the property is located within Birmingham City Council - Band C



Ground Floor
Area: approx 57.5 m² ... 619 ft²



First Floor
Area: approx 43.0 m² ... 463 ft²



39 Hannon Road

Total Area: approx 100.5 m² ... 1082 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

VIEWING By appointment through 'Heritage'
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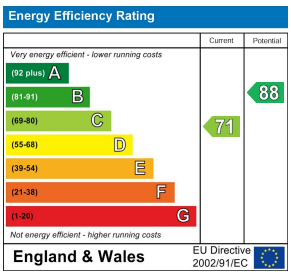
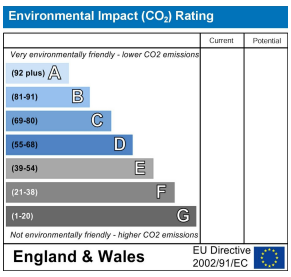
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

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.