



HERITAGE ESTATE AGENCY



7 Manilla Road, Selly Park, Birmingham, B29 7PZ

£255,000

A two bedroom mid terraced property



**Manilla Road comprises in further detail:**

The property is approached via gated paved fore garden with dwarf wall to front and pathway leading to step up to:

Entrance Vestibule

Wall mounted electric meter cupboard, door to:

Hallway

Ceiling rose, ceiling light point, radiator, coving to ceiling, door to:

Reception Room One 13'10 max x 9'2 max

Ceiling rose, ceiling light point, bay window to front aspect, gas meter cupboard, radiator, coving to ceiling.

Reception Room Two 15'5 max x 12'8 max

Arched opening and step down. Ceiling rose, ceiling light point, window to rear, radiator, wood effect flooring, staircase rising to first floor, inset decorative fireplace and hearth, door and step down to:

Breakfast Kitchen 24'4 x 6'3 max

Two ceiling light points, three windows to side aspect, door to side, sliding door to rear, two radiators, wood effect flooring, wall mounted gas boiler, space for washing machine. Fitted kitchen with wall and base units, wood effect work surfaces, inset Franke sink unit and mixer tap, integrated cooker, 4 ring electric hob, extractor hood over.

FIRST FLOOR**Landing**

Two ceiling light points, loft access.

Bedroom One 12'1 x 12'7 max

Ceiling rose, ceiling light point, two windows to front aspect, radiator, coving to ceiling, built in over stairs wardrobe.

Bedroom Two 12'4 x 9'9 max

Ceiling rose, ceiling light point, coving to ceiling, picture rail, radiator, window to rear.

Bathroom

Ceiling light point, obscured window to rear, radiator, wooden flooring with step down to vinyl flooring, wall mounted mirrored cupboard. Fitted bathroom suite comprising; WC, pedestal wash basin, panelled bath, walk-in fully tiled shower with sliding door and chrome mixer shower.

Outside - Rear garden

Flagged pathway with step down to blue brick patio, raised timber decked seating area, fenced and hedged boundaries.

Agent Notes:

1. We are obliged to disclose that a member of Heritage Estate Agency Limited staff has an interest in 7 Manilla Road.
2. We would advise interested parties that the sellers of the property will be acting as Executors and that Probate has been granted.
3. We are advised that there is a right of way for this property to pass over the gardens of neighbouring properties to access a shared side passageway.





4. 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.

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.

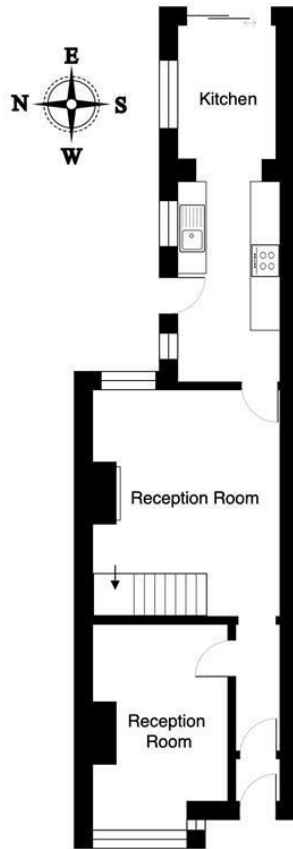
TENURE

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.

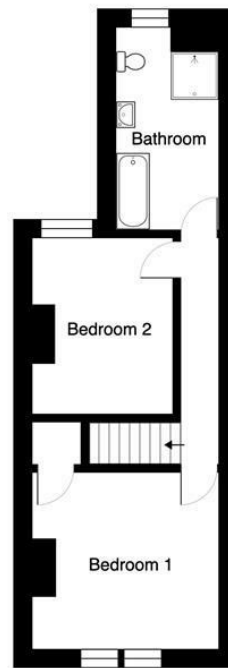




Ground Floor
Floor Area: 50.5 m² ... 543 ft²



First Floor
Floor Area: 42.5 m² ... 457 ft²



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Total Area: approx 93.0 m² ... 1001 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.

