HERITAGE ESTATE AGENCY



24 Portman Road, Kings Heath, Birmingham, B13 0SL

£635,000

A Four Bedroom Detached Property





Portman Road comprises in further detail:
The property is set back from the road and approached via driveway with planted beds to sides leading to gated side access, the garage and step up to:

Open Canopy Porch
Wall mounted light point and original style double doors with window over opening to:

Entrance Vestibule
Double doors with stained glass windows over opening to:

Entrance Hallway
Obscured stained glass window to front aspect, ceiling light point, dado rail, tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Pantry
Ceiling light point.

Reception Room One 15'6" max x 10'6"
Bay window to front aspect with feature archway, ceiling light point, feature moulding to ceiling, two wall mounted light points, dado rail, wood effect flooring, radiator and feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 15'5" x 10'7"
Ceiling light point, decorative moulding to ceiling, two wall mounted light points, picture rail, wood effect flooring, radiator, feature fire surround with log effect stove set on hearth and windows with French style doors opening to:

Conservatory 16'3" max x 12'6" max
Windows to side and rear aspect, French style doors to side aspect opening to rear garden, ceiling light point with fan, tiled flooring and radiator.

Dining Kitchen 11'5" max x 18' max
Two windows to rear aspect, ceiling spot lights, dado rail, tiled flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, one and a half bowl sink and drainer unit with mixer tap over, integrated oven and four ring gas hob with extractor hood over, integrated fridge and freezer, space for tall fridge/freezer and door to:

Rear Lobby
Door to side aspect opening to rear garden, ceiling light point, tiled flooring and doors to:

Ground Floor W.C.
Ceiling light point, tiled walls and flooring, radiator, pedestal wash hand basin and low level flush w.c.

Garage/Utility 15'9" x 9'7"
Double doors to front aspect, obscured window to side aspect, ceiling strip light, wall mounted boiler, hot water cylinder, electric meter, base unit with work surface over, inset sink unit, space for washing machine and tumble dryer.

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

Landing
Stained glass window to side aspect, ceiling light point, stairs rising to second floor accommodation and doors to:

Bedroom One 18'1" max x 17'11" max
Two windows to front aspect, two ceiling light points, two radiators and door to:

En-Suite Shower Room 5'5" x 9'
Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls and flooring, heated towel rail and a suite comprising: walk-in shower with screen and wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Bedroom Two 15'8" max x 10'6"
Bay window to front aspect, ceiling light point, picture rail and radiator.

Bedroom Three 14'9" max x 10'7"
Bay window to rear aspect, ceiling light point, picture rail and radiator.

Family Bathroom 8'4" x 7'8"
Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls and flooring, column style radiator with towel rail and a bathroom suite comprising: free standing roll top bath with telephone style mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.





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

Landing
Door to:

Bedroom Four 15'10" x 9'9" excl recess
Two Velux windows, ceiling spot lights, access to eaves storage space, radiator, door to en-suite and opening to: (With some restricted head height)

Store Area 15'6" x 5'3" excl recess
Two Velux windows, three ceiling light point and access to eaves storage space. (With some restricted head height)

En-Suite Shower Room 3'10" x 7'6"
Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls and flooring, electric shaver socket, heated towel rail and a suite comprising: walk-in shower with screen and wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden
Accessed via a gated side access, the conservatory or the rear lobby and benefits from paved patio area, lawn area, various planted beds, mature trees, two sheds, further patio area, decked seating area and Summer House.

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 E

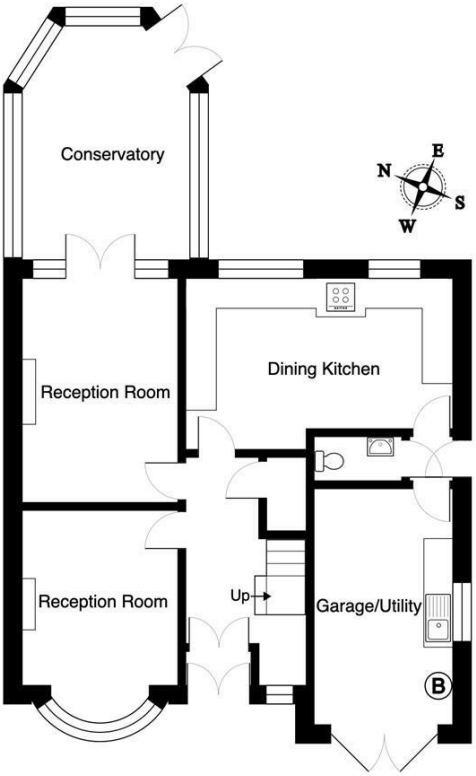




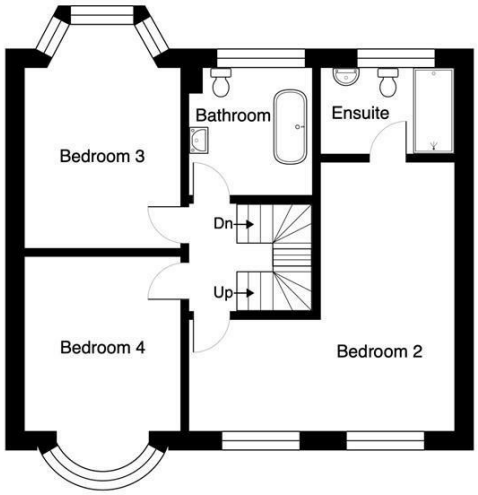
Ground Floor
Floor Area: 94.3 m² ... 1015 ft²

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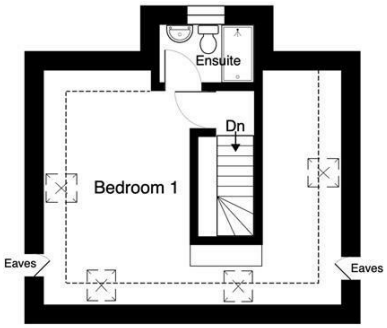
Total Area: approx 194.6 m² ... 2095 ft²



First Floor
Floor Area: 69.0 m² ... 743 ft²



Second Floor
Floor Area: 31.3 m² ... 337 ft²

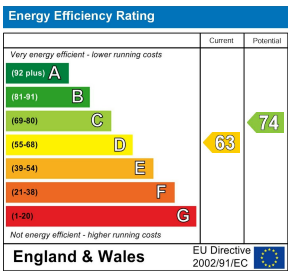


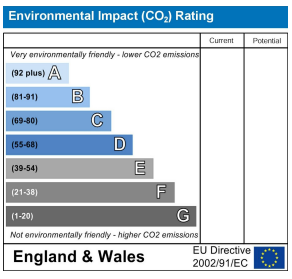
------- Reduced head height

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'
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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.





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