HERITAGE ESTATE AGENCY



9 Livingstone Road, Kings Heath, Birmingham, B14 6DJ

Offers In Excess Of £375,000

A Three Bedroom Semi-Detached Property





Livingstone Road comprises in further detail:
The property is set back from the road and approached via fore garden with picket fence to front, lawn area, shared gravel pathway to shared gated side access and driveway leading to main entrance door opening to:

Entrance Vestibule
Two obscured windows to front aspect, ceiling light point, built-in meter cupboards, tiled flooring and door to:

Entrance Hallway
Two obscured windows to front aspect, ceiling light point, stairs rising to first floor accommodation, radiator, opening to kitchen and doors to:

Under Stair Storage Pantry
Wall mounted light point.

Reception Room One 12'8" max x 10'11" max
Bay window to front aspect, coved ceiling, ceiling light point and radiator.

Reception Room Two 16'2" x 10'11"
Ceiling spot lights, ceiling light point, throw projector and 9.1 sound system, radiator, windows and French style doors to rear aspect opening to:

Conservatory 18'9" x 7'1"
Windows to side and rear aspects, French style doors to rear aspect opening to rear garden, ceiling light point with fan, electric points, tiled flooring and door to:

Kitchen 9'7" x 17'1"
Window to rear aspect, ceiling spot lights, part tiled walls, wood effect flooring, radiator and a fitted kitchen comprising: a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated cooker with four ring gas hob and extractor hood over, fridge/freezer, washing machine and dish washer.

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 and doors to:

Walk-In Store Room
Ceiling light point, loft access and wall mounted boiler.

Bedroom One 13'1" max x 10'11" max
Bay window to front aspect, ceiling light point and radiator.

Bedroom Two 12'11" x 10'10"
Window to rear aspect, ceiling light point and radiator.

Bedroom Three 8'3" x 7'2"
Window to front aspect, ceiling light point and radiator.

Bathroom 5'5" x 9'1"
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, corner shower cubicle with chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and inset low level flush w.c.

Outside

Rear Garden
Accessed via a shared gated side access or the conservatory with steps down to lawn area, shed, mature shrubs and trees to sides.





Agent Notes:
1. The vendor has informed us the property has solar panels.

2. 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.

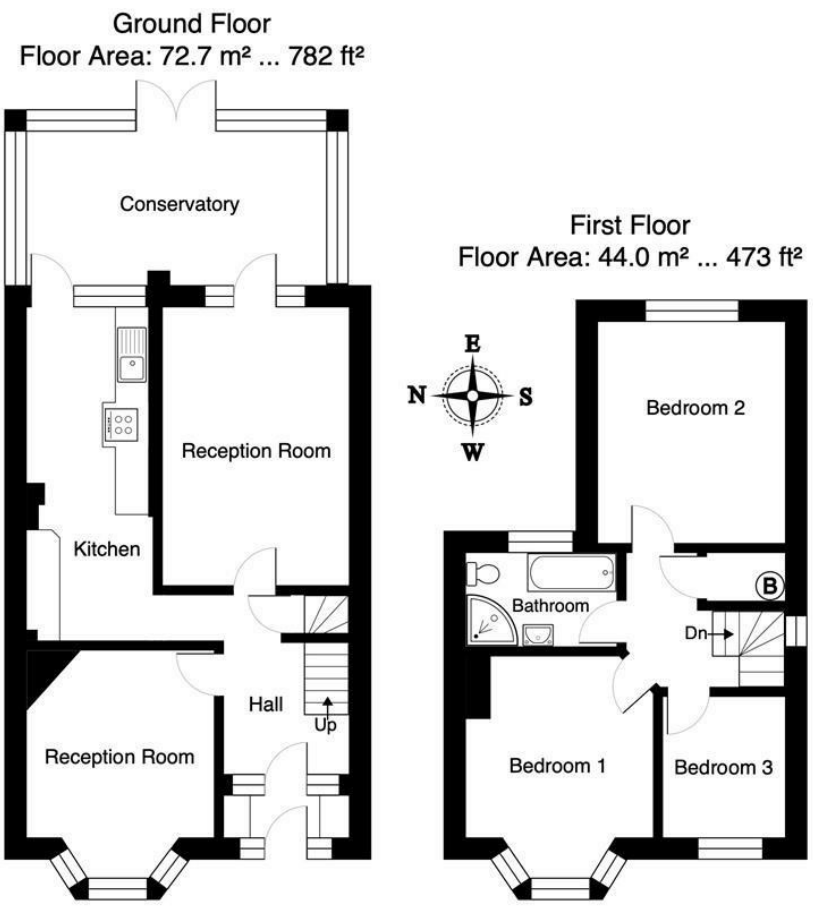
TENURE
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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 C







9 Livingstone Road, Kings Heath, B14 6DJ.

Total Area: approx 116.7 m² ... 1256 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
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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.

