



HERITAGE ESTATE AGENCY



29 Woodfield Road, Kings Heath, Birmingham, B13 9UL

£625,000

A Five Bedroom Semi-Detached Property



**Woodfield Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, hedgerow to front and sides, raised planted bed, gravel driveway leading to gated side access and steps up to:

Open Canopy Porch

Wall mounted light point and main entrance door with window over opening to:

Reception Hall 16'7 x 9'3

Windows to front and side aspects, partial decorative coved ceiling, ceiling spot lights, wood flooring, radiator, opening to inner lobby and further opening to:

Reception Room One 13'11" max x 22'2" into recess

Window to rear aspect, French style doors with windows over to rear aspect opening to rear garden, decorative coved ceiling, ceiling light points, wood flooring, two radiators, inset log effect gas fire, recess to chimney breast with tiled hearth, fitted shelving, opening to kitchen and double doors to:

Storage Cupboard

Ceiling light point and space for fridge/freezer.

Kitchen/Dining Room 27'7" x 8'7" into bay

Bay window with French style doors to side aspect opening to rear garden, further bay window to side aspect, door with window over to rear aspect opening to rear garden, door to side aspect opening to rear garden, ceiling spot lights, tiled 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 and drainer unit with mixer tap over, space for Range style cooker with extractor hood over, plumbing for washing machine and dishwasher, space for tumble dryer, wall mounted boiler and radiator.

Inner Lobby

Ceiling light point, feature glass brick wall, stairs rising to first floor accommodation, wood flooring, radiator and doors to:

Reception Room Two 13'10" max x 12' max

Bay window to front aspect, decorative coved ceiling, ceiling light point, picture rail, wood flooring, built-in book shelves, radiator and original style feature fire place with tiled surrounds and hearth.

Cellar 13'11 into bay x 12' into recess

Landing area with wall mounted light point and steps descending to cellar with two ceiling light points, electric and gas meters, feature recess to chimney breast and cold slab.

First Floor Accommodation

Leading from the inner lobby a turning staircase rises to first floor accommodation leading onto:

Landing

Ceiling light point, paddle style stairs rising to second floor accommodation and doors to:

Bedroom One 13'11" x 11'10" into recess

Sash style window to rear aspect, ceiling light point and radiator.

Bedroom Two 11'11" x 12' into recess

Sash style window to front aspect, ceiling light point, radiator and built-in storage cupboards to recesses.

Bedroom Three 10'6" x 9'11" into recess

Sash style window to rear aspect, ceiling light point, radiator and door with step down to:

En-Suite Shower Room 7'3" x 6'1"

Obscured window to side aspect, ceiling spot lights, part tiled walls and a suite comprising: enclosed shower cubicle with wall mounted shower over, pedestal wash hand basin with mixer tap over, low level flush w.c. and radiator.

Shower Room

Two ceiling spot lights, tiled walls, tiled flooring and shower cubicle with wall mounted rain fall style shower and additional shower head over.

Bedroom Four 8'4" x 9'3"

Sash style window to front aspect, ceiling light point and radiator.





Family Bathroom 6'2" x 7'8"

Obscured window to side aspect, ceiling spot lights, part tiled walls, tiled flooring and a bathroom suite comprising: roll top style bath with claw feet and mixer tap over, pedestal wash hand basin with mixer tap over, low level flush w.c. and radiator.

Second Floor Accommodation

Leading from the first floor landing a paddle style staircase leads to second floor accommodation leading onto:

Landing

Sky light, ceiling light point and door to:

Bedroom Five 16'7" max x 9'3" max

An irregular shaped room with sash style dormer window to front aspect, sky light to rear aspect and ceiling light point. With some restricted head height.

Outside

Rear Garden

Accessed via a gated side access, reception room one or the kitchen/dining room and benefits from gravel area, paved seating area with raised planted bed to side, steps up to lawn area with planted beds to sides, paved seating area with access to further lawn area with trees.

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.

Heritage Estate Agency Limited would stress that the above is based on information provided by the seller. The Agent can not verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters effecting the property 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





Total area: approx. 177.9 sq. metres (1915.0 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

29 Woodfield Road

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.

