



HERITAGE ESTATE AGENCY



142 Grange Road, Kings Heath, Birmingham, B14 7RR
£315,000

A two bedroom mid terraced property with loft room





Grange Road comprises in further detail:

The property is approached via fore garden with dwarf wall to front and pathway leading to step up to main entrance door with window over opening to:

Reception Room One 13'6 max x 11'2 max

Ceiling rose, ceiling light point, coving to ceiling, bay window to front aspect, wooden flooring, decorative feature fireplace with tiled hearth, radiator, built in gas meter cupboard, door to:

Reception Room Two 11'5 x 11'2 max

Ceiling rose, ceiling light point, coving to ceiling, picture rail, radiator, built in understairs storage cupboard, door to stairs rising to first floor, double doors to garden, opening to:

Breakfast Kitchen 24'7 x 7'6 max

Two Velux sky lights, ceiling light point, inset ceiling down lights, double doors to garden, two sash windows to side aspect, radiator, wood effect flooring, space for washing machine, gas point for cooker and fitted kitchen comprising wall and base units, work surface over, inset sink unit and mixer tap, integrated dish washer, space for fridge freezer, cupboard housing the wall mounted gas boiler.

FIRST FLOOR

Landing

Two ceiling light points, radiator, coving to ceiling, staircase to loft room.

Bedroom One 11'2 x 11'4 max

Ceiling light point, coving to ceiling, two windows to

front aspect, radiator, inset decorative fireplace and tiled hearth.

Bedroom Two 11'5 x 8'2 max but excluding under stair recess

Ceiling light point, coving to ceiling, radiator, window to rear.

Bathroom 12'7 x 5'9

Step down; ceiling light point, extractor fan, window to rear, wood effect vinyl flooring and a bathroom suite comprising; fully tiled corner shower cubicle with mixer shower, free standing roll top bath with mixer tap and shower attachment, WC, wash basin with mixer tap and cupboard below. Electric shaver socket, wall mounted heated towel rail.

Loft Room - some restricted head height 13'5 max x 11'3 max

Ceiling light point, two wall light points, Velux window, radiator, access to eaves storage space.

Outside

The rear garden has a flagged patio, mainly laid to lawn, hardstanding with timber shed.

Agent Note:

1: We are advised that there is a right of way for two neighbouring properties to pass over part of the garden and for this property to pass over the garden of a neighbouring property to access a shared side passageway.

2: We have been informed by the vendor that building regulation approval for the loft conversion was not obtained.





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.

FIXTURES AND FITTINGS

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

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.

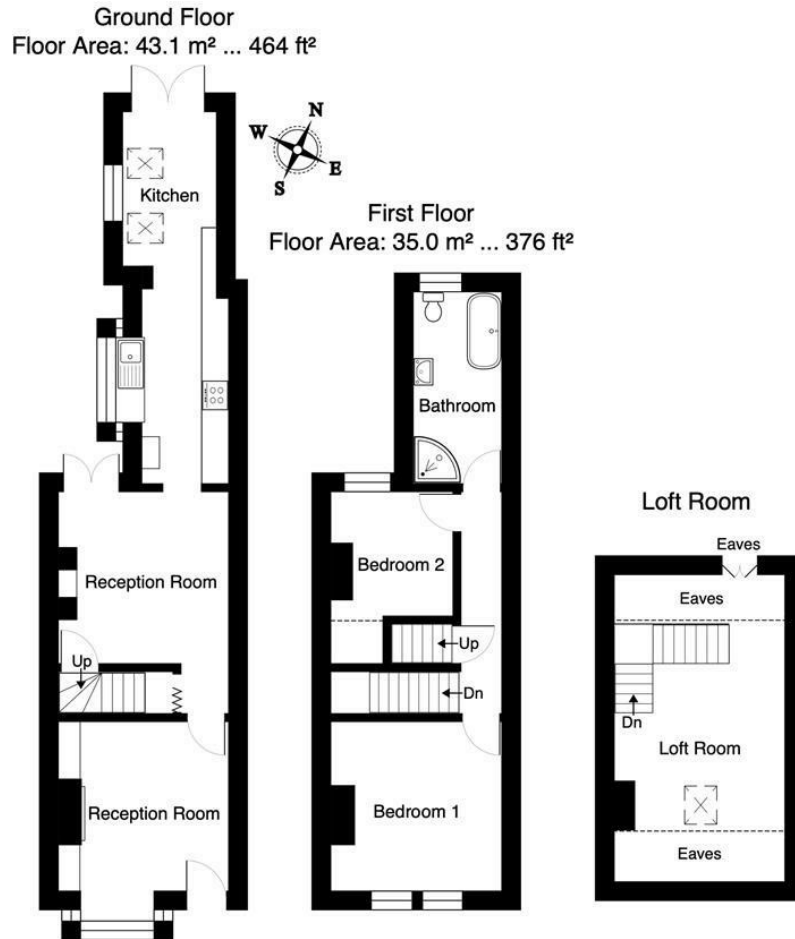
TENURE

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.

COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B





142 Grange Road, Kings Heath, B14 7RR.

Total Area: approx 78.0 m² ... 840 ft² (excluding loft room)

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.

