



# HERITAGE ESTATE AGENCY



**131 Cartland Road, Stirchley, Birmingham, B30 2SB**

**£235,000**

**A Three Bedroom Mid Terrace Property**





### **Cartland Road comprises in further detail:**

The property is set back from the road and approached via paved and gravelled driveway, pathway leading to steps rising to:

#### **Open Canopy Porch**

Main entrance door with window over opening to:

#### **Entrance Vestibule**

Coved ceiling and door to:

#### **Entrance Hallway**

Ceiling light point and reception room two.

#### **Reception Room One 14'3" max x 9'8" max**

Bay window with stained glass upper panels to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature fire surround with coal effect gas fire set on hearth and sliding doors to:

#### **Reception Room Two 11'5" x 12'11" max**

Window to rear aspect, ceiling light point, two wall mounted light points, door to hallway, radiator, feature fire surround with coal effect gas fire set on hearth and door with steps down to:

#### **Inner Lobby**

Ceiling light point, stairs rising to first floor accommodation, radiator, door with steps down to kitchen and opening to:

#### **Under Stair Storage Area**

Window to side aspect, wall mounted light point and tumble dryer.

#### **Kitchen 11'5" x 8'5"**

Window to side aspect, ceiling light point, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, cooker, upright freezer, undercounter fridge, washing machine and door with step down to:

#### **Rear Lobby**

Door to side aspect opening to rear garden and door to:

#### **Ground Floor Bathroom 5'11" max x 6'6"**

High level window to rear aspect, ceiling light point, part tiled walls, built-in storage cupboard, radiator and bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.

#### **First Floor Accommodation**

Leading from the inner lobby stairs rise to first floor accommodation leading onto:

#### **Split Level Landing**

Ceiling light point, loft access, radiator and doors to:

#### **Bedroom One 10'11" x 12'11" max**

Two windows to front aspect, coved ceiling, ceiling light point, radiator and built-in wardrobes.

#### **Bedroom Two 11'5" x 10' max**

Window to rear aspect, coved ceiling, ceiling light point and radiator.

#### **Bedroom Three 8'1" x 8'6" max**

Window to rear aspect, ceiling light point, radiator and built-in cupboard housing boiler.

#### **L Shaped W.C. 6'1" max x 5'5" max**

Window to side aspect, ceiling light point, radiator, pedestal wash hand basin and low level flush w.c.

#### **Outside**

##### **Rear Garden**

Accessed via the kitchen and benefits from paved pathway leading to shed, gate opening to shared pathway leading to shared side passageway, further gate to pathway, shed, paved seating area, lawn area with planted bed to side,





pathway leading to paved area with central bed, greenhouse, further lawn area with planted beds to side, shed and rear paved area.

#### **Agent Notes:**

1. 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.

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

3. We would advise interested parties that the sellers of the property will be acting with Power of Attorney.

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.

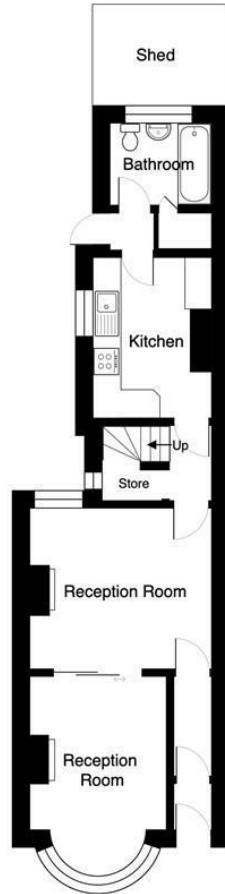
#### **COUNCIL TAX BAND**

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

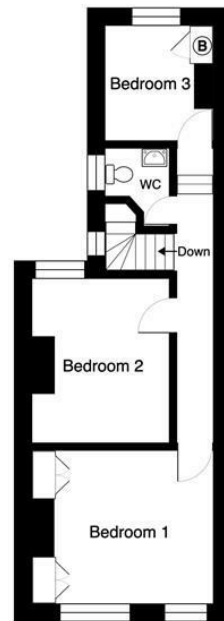




Ground Floor  
Floor Area: 49.2 m<sup>2</sup> ... 530 ft<sup>2</sup>



First Floor  
Floor Area: 40.8 m<sup>2</sup> ... 439 ft<sup>2</sup>



131 Cartland Road, Stinchley,  
Birmingham, B30 2SB.

Total Area: approximately 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup> (Exc. Shed)

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](http://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.

