



# HERITAGE ESTATE AGENCY



**95 Howard Road, Kings Heath, Birmingham, B14 7PG**

**£325,000**

**A Two Bedroom Property**





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

The property is set back from the road and approached via fore garden with hedgerow to front, planted bed, shared pathway leading to gated shared side access, block paved driveway leading to steps up to:

#### **Open Canopy Porch**

Wall mounted light point and main entrance door opening to:

#### **Entrance Vestibule**

Ceiling light point, wooden flooring, wall mounted electric heater and door to:

#### **Dining Area 9'3" max x 12'6" max**

Window to front aspect, coved ceiling, ceiling light point, wooden flooring, radiator, feature recess to chimney breast with tiled hearth, opening to kitchen and sliding door to:

#### **Lounge 14'11" max x 10'11" max**

Bay window to front aspect, coved ceiling, two ceiling light points, door to stairs rising to first floor accommodation, wood flooring, radiator, feature fire surround with pebble effect electric fire set on hearth.

#### **Kitchen 6'6" x 12'6"**

Window to rear aspect, ceiling light point, wall mounted boiler, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, space for cooker and fridge and doors to:

#### **Under Stair Storage Pantry**

Obscured window to rear aspect, wall mounted light point and shelving space.

#### **Conservatory**

Windows to side and rear aspects, obscured window to front aspect, door to rear aspect opening to rear garden, built-in cupboard with plumbing for washing machine and space for freezer, tiled flooring and door to:

#### **Ground Floor W.C.**

Obscured window to rear aspect, wall mounted light point, corner wash hand basin and low level flush w.c.

#### **First Floor Accommodation**

Door from the lounge leads to stairs rising to first floor accommodation leading onto:

#### **Landing**

Window to rear aspect, ceiling light point, loft access with pull down ladder, pull down desk, radiator and doors to:

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

Window to front aspect, coved ceiling, ceiling light point, wood flooring, radiator, tiled hearth and opening to over stair storage recess.

#### **Bedroom Two 9'3" x 12'6" max**

Window to front aspect, ceiling light point, picture rail, wood flooring, radiator and tiled hearth.

#### **Bathroom 6'6" x 9'1"**

Obscured window to rear aspect, ceiling light point, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: P shaped panelled bath with mixer tap and mixer shower over, wash hand basin encased in vanity unit and low level flush w.c.

#### **Outside**





### Rear Garden

Accessed via a gated shared side access or the conservatory and benefits from paved patio with steps down to lawn area, planted beds, stepping stone pathway, pathway to side leading to gravel area and shed.

### Agent Notes:

1. We are advised by the vendor of Howard Road that the property over looks Colmore Junior and Infant School.

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.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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





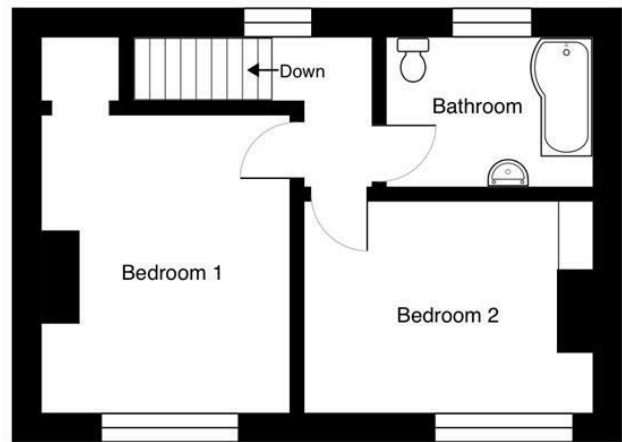
### Ground Floor

Area: approx 47.9 m<sup>2</sup> ... 516 ft<sup>2</sup>



### First Floor

Area: approx 37.1 m<sup>2</sup> ... 399 ft<sup>2</sup>



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Total Area: approx 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

#### VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

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.

