



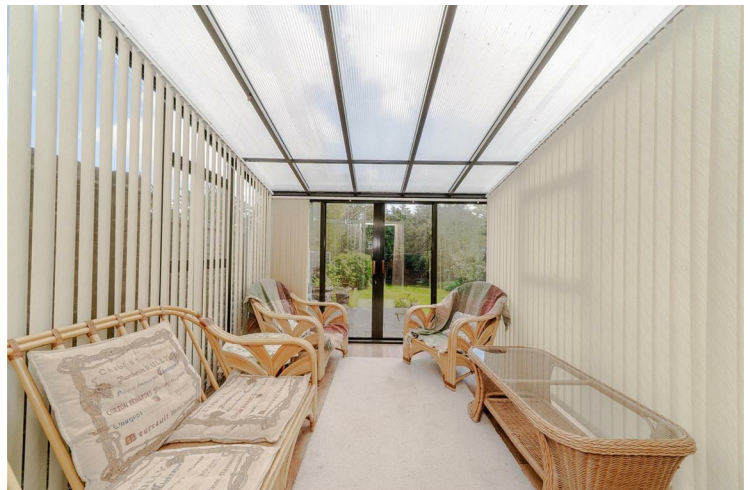
HERITAGE ESTATE AGENCY



14 Danzey Grove, Kings Heath, Birmingham, B14 6JY

£225,000

A Two Bedroom Semi-Detached Property





Danzey Grove comprises in further detail:

The property is set back from the road and approached via fore garden with lawn area, planted beds, pathway leading to side access and step up to main entrance door opening to:

Entrance Hallway

Feature obscured circular window to side aspect, ceiling light point, feature beams to ceiling, stairs rising to first floor accommodation with under stair storage area, radiator and doors to:

Built-in Cupboard

Gas and electric meters.

Through Lounge/Dining Room 23'9" max x 11'6" max

Bow window to front aspect, two ceiling light points, feature beams to ceiling, two radiators, feature fire surround with inset coal effect gas fire set on hearth and patio doors to:

Conservatory 10'11" x 9'2"

Windows to side aspect, patio doors to rear garden opening to rear garden, wall mounted light point, wood effect flooring and electric point.

Kitchen 9'9" mid x 8'3" max

Window to rear aspect, door to hallway, ceiling strip light, feature beams to ceiling, part tiled walls and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for oven and fridge/freezer and door to:

Lean To 17'1" x 4'7"

Window to rear, doors to front and rear aspect, ceiling strip light, wall mounted boiler and plumbing for washing machine.

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, loft access, built-in storage cupboard housing hot water cylinder and doors to:

Bedroom One 12'3" x 14'5" max

Dormer window to front aspect, ceiling light point, radiator and door to: (With some restricted head height)

Walk-in Storage Cupboard

Ceiling light point.

Bedroom Two 11'2" max x 9'4" excl recess

Window to rear aspect, ceiling light point, radiator and built-in wardrobes.

Shower Room 5'6" x 7'11"

Obscured windows to side and rear aspects, ceiling light point, part tiled walls, radiator and a fitted suite comprising: walk-in shower cubicle with wall mounted mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside





Rear Garden

Accessed via the conservatory or the lean to and benefits from paved area with step up to paved patio area, lawn area with planted beds to sides, stepping stone pathway leading to rear paved area with shed and mature trees.

Agent Note:

1. We would advise interested parties that the sellers of the property will be acting as Executors and that Probate has been granted.

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.

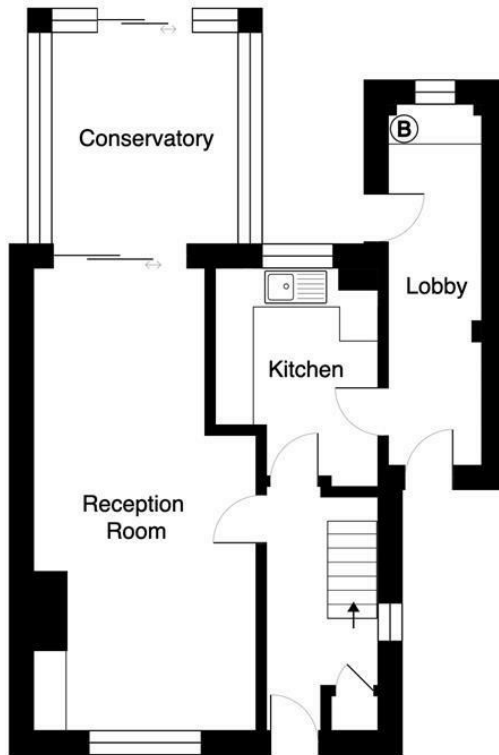
COUNCIL TAX BAND

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

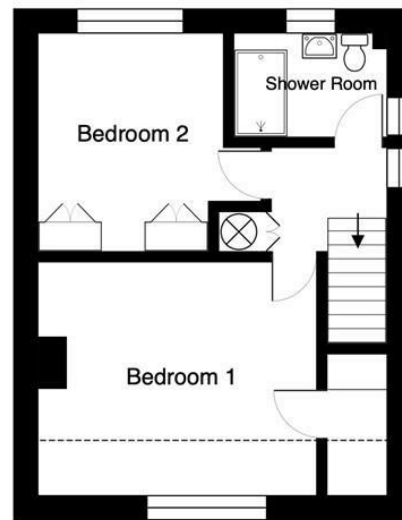




Ground Floor
Floor Area: 59.6 m² ... 642 ft²



First Floor
Floor Area: 40.3 m² ... 434 ft²



14 Danzey Grove, Kings Heath, Birmingham, B14 6JY.

Total Area: approximately 99.9 m² ... 1076 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

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.

