



HERITAGE ESTATE AGENCY



7 Kennedy Grove, Stirchley, Birmingham, B30 2QL

Offers In Excess Of £275,000

A Three Bedroom Mid Terrace Property



**Kennedy Grove comprises in further detail:**

The property is set back from the road and approached via block paved driveway with steps rising to:

Open Canopy Porch

Main entrance door opening to:

Entrance Vestibule

Obscured window to side aspect, tiled flooring, wall mounted gas meter and door to:

Entrance Hallway

Ceiling light point, stairs rising to first floor accommodation with under stair storage pantry beneath, radiator and doors to:

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, part tiled walls, wall mounted boiler, wash hand basin with mixer tap over encased in vanity unit and inset low level flush w.c.

Breakfast Kitchen 14'3" max x 8'9" max

Window to front aspect, ceiling light point, built-in cupboard with shelving, radiator 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, integrated oven with four ring gas hob and extractor hood over, space for fridge/freezer and washing machine.

Lounge/Dining Room 14'6" x 15'

Windows to rear aspect, door to rear aspect opening to rear garden, two ceiling light points and radiator.

First Floor Accommodation

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, loft access and doors to:

Bedroom One 15'11" max x 8' excl door recess

Window to rear aspect, ceiling light point and radiator.

Bedroom Two 12'11" x 8'9"

Window to front aspect, ceiling light point and radiator.

Bedroom Three 11'8" x 6'9"

Window to rear aspect, ceiling light point, wood effect flooring and radiator.

Bathroom 8'5" max x 5'11" max

Obscured window to front aspect, ceiling spot lights, part tiled walls, heated towel rail and a bathroom suite comprising: bath with mixer tap over, corner shower cubicle with wall mounted mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside**Rear Garden**

Accessed via the lounge/dining room and benefits from paved patio with steps up to lawn area, planted bed to side, mature tree, pathway leading to shared side passageway and pedestrian door to:

Garage 16'11" x 7'8"

Up and over door to access lane.

Agent Notes:

1. 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.





2. We are advised by the Vendor that there is a shared access way to the rear to the garage leading from Millhaven Avenue.

3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property a substation nearby.

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 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: 42.1 m² ... 453 ft² First Floor
Floor Area: 42.0 m² ... 452 ft²



7 Kennedy Grove,
Stirchley, B30 2QL.

Total Area: approximately 84.1 m² ... 905 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

