



HERITAGE ESTATE AGENCY



472 Alcester Road South, Birmingham, B14 6EP

£575,000

A Three/Four Bedroom Link Detached Property



**Alcester Road South comprises in further detail:**

The property is set back from the road and approached via block paved driveway, EV charger, raised planted bed to side leading to garage/store and main entrance door opening to:

Entrance Porch

Window to side aspect, ceiling light point and door with stained glass panel inset to:

Entrance Hallway

Window to front aspect, ceiling spot lights, fitted bench with storage beneath, wood effect flooring, vertical column style radiator, stairs rising to first floor accommodation and doors to:

Lounge 15'8" max x 11'4" max

Bay window to front aspect, ceiling light point, wood effect flooring, radiator and feature recess to chimney breast with log burning stove set on hearth.

L Shaped Open Plan Living/Dining/Kitchen 23'10" max x 22'2" max

Window to rear aspect, two Velux windows, bi-folding doors to rear aspect opening to rear garden, ceiling spot lights, two ceiling light points, wood effect flooring, radiator, vertical column style radiator, feature fire place with hearth and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated eye level double oven and five ring gas hob with extractor hood over, integrated fridge/freezer, dishwasher and pull out recycling/bin unit, island unit with breakfast bar, opening to inner lobby and door to:

Utility Room 6'5" x 5'7"

Ceiling spot lights, extractor fan, wood effect flooring, wall mounted unit housing electric meter, base unit with work surface over with inset one and a half bowl sink and drainer unit with mixer tap over,

Inner Lobby

Ceiling spot lights, wood effect flooring, radiator and doors to:

Study/Bedroom Four 13' max x 7'6" max

Windows with French style doors to rear aspect opening to rear garden, ceiling spot lights, wood effect flooring and radiator.

Shower Room 8'8" x 3'7"

Ceiling spot lights, extractor fan, electric shaver socket, part tiled walls, tiled flooring, heated towel rail and a suite comprising: shower cubicle with wall mounted electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Garage/Store 10'4" x 8'1"

Double doors to front aspect, ceiling light point, wall mounted boiler and built-in store cupboard.

First Floor Accommodation

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

Landing

Stained glass window to side aspect, window to front aspect, three ceiling light points, loft access and doors to:

Bedroom One 16'2" max x 11'3" max

Bay window to front aspect, ceiling light point, radiator and original style feature fire place.



**Bedroom Two 13'11" x 9'8"**

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 6'11" x 12'2"

Window to rear aspect, ceiling light point and radiator.

Family Bathroom 6'1" x 6'10"

Obscured window to side aspect, ceiling spot lights, extractor fan, electric shaver socket, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and 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 living/dining/kitchen or study/bedroom four and benefits from paved patio area with steps down to lawn area.

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

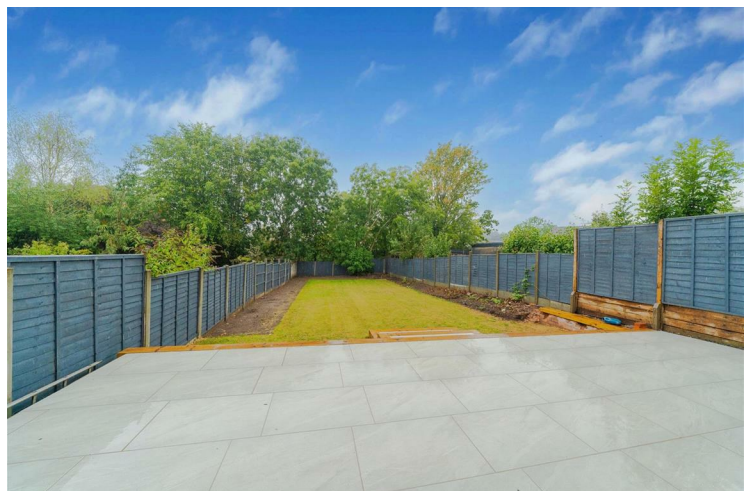
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

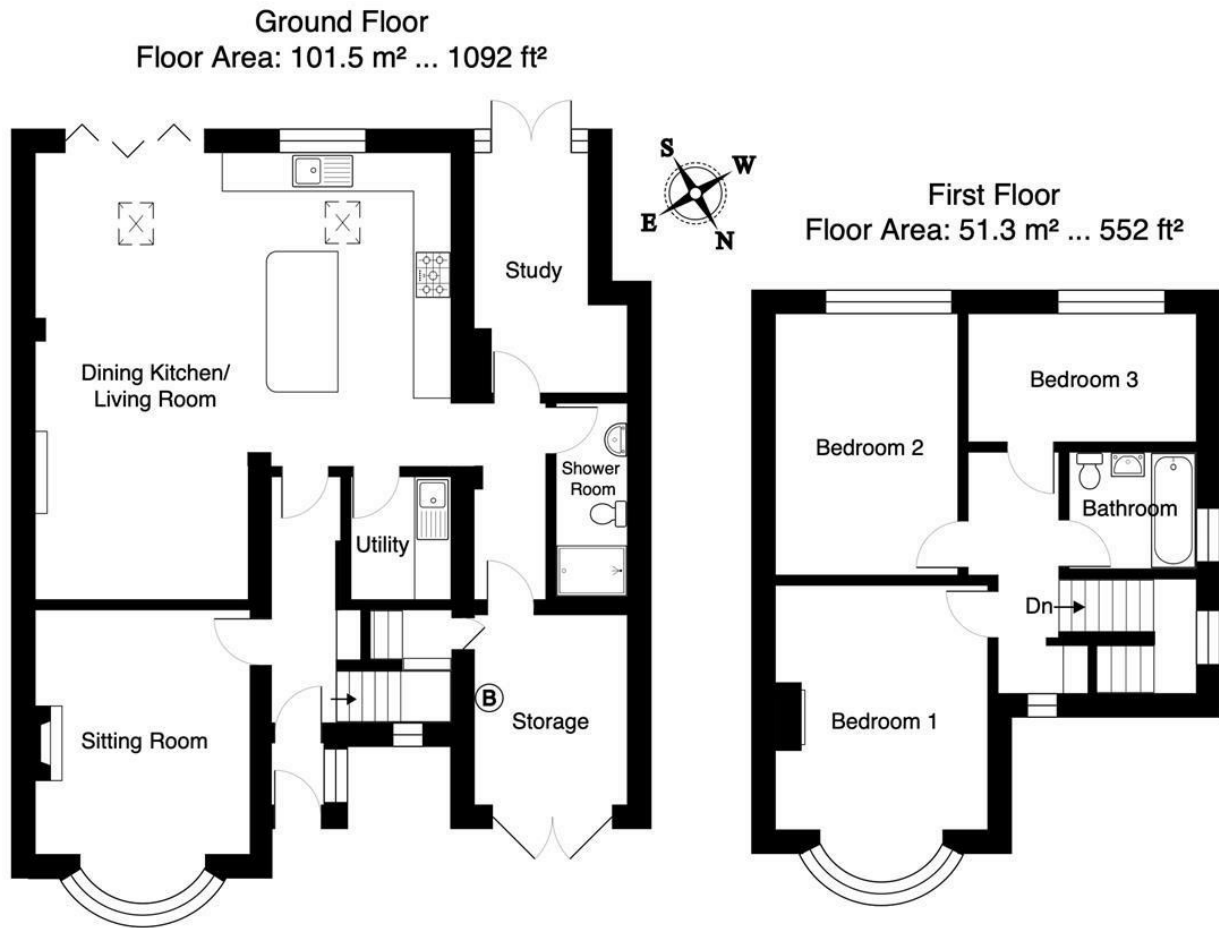
GENERAL INFORMATION

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 D





472 Alcester Road South, Kings Heath, Birmingham, B14.

Total Area: approximately 152.8 m² ... 1644 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.

