



HERITAGE ESTATE AGENCY



5 Beechwood Road, Kings Heath, Birmingham, B14 4AB

£285,000

A Two Bedroom Mid Terrace Property



**Beechwood Road comprises in further detail:**

The property is set back from the road and approached via paved fore garden with dwarf wall to front, planted bed and pathway leading to step up to:

Open Canopy Porch

Main entrance door with window over opening to:

Entrance Hallway

Ceiling light point with ceiling rose, radiator and door to:

Reception Area One 13'7" max x 9'8" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wood flooring, radiator, feature fire surround with tiled hearth and opening to:

Reception Area Two 12'3" x 12'11" max

Window to rear aspect, ceiling light point, radiator, feature fire place with tiled hearth and door to:

Inner Lobby

Ceiling spot lights, stairs rising to first floor accommodation and doors to:

Under Stair Storage Pantry

Obscured window to side and wall mounted light point.

Kitchen 12' x 8'4"

Window to side aspect, two ceiling light points, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, cooker with gas hob and concealed extractor hood over, fridge/freezer and dishwasher, wall mounted boiler and door to:

Rear Lobby

Door to side aspect opening to rear garden, ceiling light point, tiled flooring and door to:

L Shaped Utility/W.C. 6'8" max x 8'1" max

Obscured windows to side and rear aspects, ceiling light point, extractor fan, part tiled walls, part tiled flooring, space for washing machine, heated towel rail, 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

Window to side aspect, ceiling light point, ceiling spot lights, loft access, radiator and doors to:

Bedroom One 11'3" x 14'10" max into wardrobes

Window to front aspect, coved ceiling, ceiling spot lights, wood flooring, radiator, original style feature fire place with hearth and fitted wardrobes to recesses.

Bedroom Two 12'4" x 11'9" max

Window to rear aspect, coved ceiling, ceiling light point, picture rail, radiator and original style feature fire place with hearth.

Bathroom 11'7" x 8'1" max

Obscured window to rear aspect, Velux window, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, vertical style radiator and a bathroom suite comprising: free standing bath with mixer tap and shower attachment over, shower area with glazed screen and wall mounted chrome mixer shower over, wall mounted wash hand basin with mixer tap over and inset low level flush w.c.

Outside**Rear Garden**

Accessed via a gated shared side passageway or the rear lobby and benefits from paved pathway leading to





paved patio area, lawn area with beds to sides, pathway leading to greenhouse, further lawn area with winding pathway leading to planted beds with steps down to further patio area and shed.

Agent Note:

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.

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.

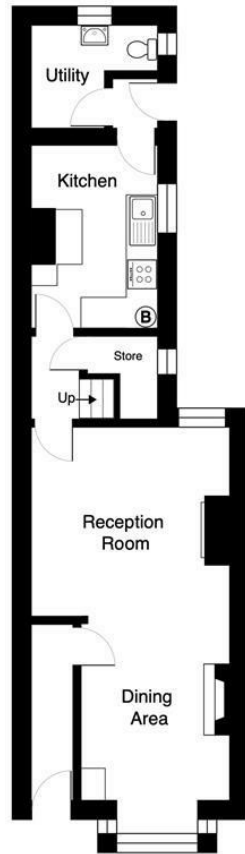
COUNCIL TAX BAND

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

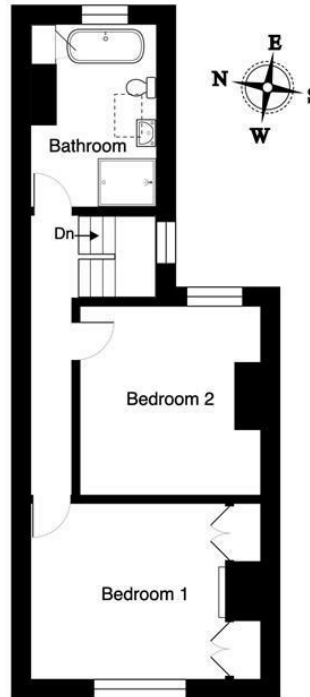




Ground Floor
Floor Area: 50.6 m² ... 545 ft²



First Floor
Floor Area: 48.2 m² ... 519 ft²



5 Beechwood Road, Kings Heath,
Birmingham, B14.

Total Area: approx 98.8 m² ... 1064 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		
(81-91) B		
(69-80) C		
(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	74

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	

