



HERITAGE ESTATE AGENCY



10 Colmore Avenue, Kings Heath, Birmingham, B14 6AN

£450,000

A Four Bedroom Property





Colmore Avenue comprises in further detail:

The property is set back from the road and approached via fore garden with hedgerow to front, gravel area, paved driveway leading to garage and main entrance door opening to:

Entrance Vestibule

Windows to front aspect, quarry tiled flooring and door opening to:

Entrance Hallway

Leaded windows to front aspect, ceiling light point, part picture rail, cupboard housing gas meter, wood flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Obscured window to side aspect, wall mounted light point, electric meter and shelving.

Reception Room One 14'6" max x 10'10" max

Bay window to front aspect, ceiling light point, picture rail, storage cupboards and shelving to recesses, wood flooring, radiator and feature recess to chimney breast with hearth.

Reception Room Two 13'11" x 10'9" max

Windows and door to rear aspect opening to rear garden, ceiling light point, picture rail, fitted shelving to one recess, wood flooring and radiator.

Kitchen 10'3" x 7'2"

Window to rear aspect, ceiling spot lights, quarry tiled flooring, wall mounted boiler 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 Range style cooker with extractor hood over, space for dishwasher and door to:

Utility Room 8'7" x 8'

Ceiling spot lights, space for washing machine and fridge/freezer, wood flooring and doors to:

Ground Floor W.C.

Internal obscured window to side aspect, ceiling light point, extractor fan, tiled flooring and low level flush w.c.

Store Room 13'2" max x 7'3" max

Windows to side and rear aspects, door to rear aspect opening to rear garden, ceiling light point and space for tumble dryer.

Garage 17'3" max x 9'1" max

Automated roller shutter door to front aspect, obscured window to side aspect, ceiling light point and electric points.

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, stairs rising to second floor accommodation and doors to:

Bedroom Two 14'6" max x 10'1" max

Bay window to front aspect, ceiling light point, picture rail, radiator, fitted wardrobe and shelving.

Bedroom Three 13'6" x 9'9" max

Window to rear aspect, ceiling light point, picture rail, radiator and fitted wardrobes.

Bedroom Four 7'3" x 6'7"

Window to front aspect, ceiling light point and radiator.

Family Bathroom

Obscured window to rear aspect, ceiling spot lights, extractor fan, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath, shower cubicle with shower over and pedestal wash hand basin with mixer tap over.





Separate W.C.

Obscured window to side aspect, ceiling light point and low level flush w.c.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

Velux window, ceiling light point and door to:

Bedroom One 17'10" max x 12'8" max

Velux window, window to rear aspect, ceiling light point, radiator, access to eaves storage and door to:

En-Suite Shower Room

Obscured window to rear aspect, ceiling light point, wall mounted light point, extractor fan, part tiled walls, tiled flooring, heated towel rail and a suite comprising: shower cubicle with shower over, vanity unit having counter top wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

Accessed via reception room two or the store room and benefits from patio area with steps down to lawn area, planted beds to sides and pathway leading to rear having mature fruit trees.

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

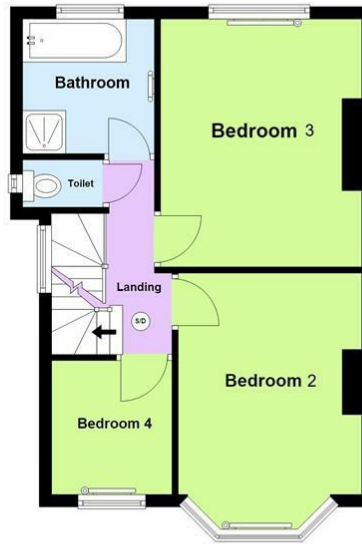




Ground Floor
Approx. 69.6 sq. metres



First Floor
Approx. 40.9 sq. metres



Second Floor
Approx. 26.3 sq. metres



Total area: approx. 136.9 sq. metres

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items as approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. The services, systems and appliances, have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

VIEWING By appointment through 'Heritage'

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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.

