HERITAGE ESTATE AGENCY

22 Highbury Road, Kings Heath, Birmingham, B14 7QN

£420,000

A Four Bedroom End Terrace Property

Highbury Road comprises in further detail:
The property is set back from the road and approached via gated fore garden with dwarf wall to front, gravel area and pathway leading to steps up to:

Open Canopy Porch
Main entrance door with window over opening to:

Entrance Vestibule
Coved ceiling, original style tiled flooring and door with stained glass panel inset opening to:

Entrance Hallway
Coved ceiling, ceiling light point, original style tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 13'1" max x 10' max
Bay window to front aspect, coved ceiling, ceiling light point, built-in book shelves, radiator and feature recess to chimney breast with coal effect gas stove set on hearth.

Reception Room Two 12'2" x 13'5" max
French style doors with window over to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, opening to kitchen, built-in under stair storage cupboard, radiator, inset coal effect gas fire and door to:

Kitchen 13'9" x 8'5"
Three windows to side aspect, ceiling spot lights, tiled 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, Range style cooker with extractor hood over, space for fridge/freezer, washing machine and dishwasher and archway to:

Dining Area 7'8" x 8'5"
Window to side aspect, patio doors to rear aspect opening to rear garden, ceiling light point, tiled flooring and radiator.

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

Landing
Three ceiling light point, loft access, stairs rising to second floor accommodation, radiator and doors to:

Bedroom One 11'3" x 15'4" max
Two windows to front aspect, ceiling light point, picture rail, radiator and original style feature fire place.

Bedroom Two 9'2" x 12'5" max
Window to rear aspect, high level internal windows, ceiling light point, radiator and fitted desk/worksurface.

Bathroom 10'2" x 8'3"
Obscured window to side aspect, two Velux windows, ceiling spot lights, inset mirror with wall mounted light over, tiled walls and flooring, heated towel rail and a bathroom suite comprising: jacuzzi style panelled bath mixer tap over, walk-in shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Separate W.C.
Obscured window to side aspect, ceiling light point, wall mounted boiler, part tiled walls, tiled flooring, wall mounted wash hand basin with mixer tap over and low level flush w.c.

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

Landing
Ceiling light point, loft access and doors to:

Bedroom Three 12'3" x 15'4" max
Window to rear aspect, ceiling spot lights and radiator. (With some restricted head height)

Bedroom Four 11'1" max x 15'4" max
Dormer window to front aspect, two ceiling light points and radiator. (With some restricted head height)

Outside

Rear Garden
Accessed via a gated shared side passageway, the dining area or reception room two and benefits from block paved pathway leading to block paved patio area, lawn area with shaped planted beds to sides, stepping stone pathway leading to block paved patio with two blocked paved pathways to sheds and step up to decked veranda with double doors opening to:

Studio/Summer House 9'7" x 12'3"
Window to front aspect, two ceiling strip lights, electric points and wood effect flooring.

Agent Notes:
1. 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.

2. We understand that an area in the rear garden is in the process of being treated for Horsetail. Please ask the office for further information.

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.

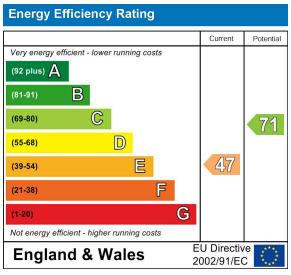
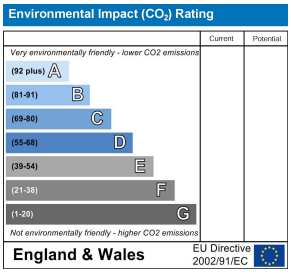
GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the 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 C

22 Highbury Road, Kings Heath, Birmingham, B14.

Total Area: approx 137.7 m² ... 1482 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.