HERITAGE ESTATE AGENCY

51 Valentine Road, Kings Heath, Birmingham, B14 7AJ

£725,000

A Six Bedroom Semi-Detached Property

Valentine Road comprises in further detail:
The property is set back from the road and approached via fore garden with dwarf wall to front, lawn area, planted beds, driveway leading to garage, gate to side garden and ramp to:

Open Canopy Porch
Main entrance door opening to:

Reception Hallway
Window over looking garage, two ceiling light points, part Herringbone wooden flooring, part stone tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.
Obscured window over looking garage, ceiling light point, cupboard housing electric meter, radiator, wall mounted wash hand basin and low level flush w.c.

Reception Room One 18'11" max x 15'11" max
Bay window to front aspect with window seat, coved ceiling, two ceiling light points, radiator and decorative tiled fire surround.

Reception Toom Two 17'1" x 14' max
Window to front aspect, coved ceiling, ceiling light point, wood flooring, radiator and decorative fire surround.

Inner Hallway
Ceiling light point, Quarry tiled flooring and doors to:

Walk-In Pantry
Obscured window to side aspect, ceiling light point, built-in wall mounted cupboard and shelving.

Reception Room Three 13'7" x 14' max
Ceiling strip light, three wall mounted light points, built-in cupboards, radiator and double doors with windows over to:

Conservatory 18'1" x 10'4"
Windows to side and rear aspects, French style doors to side aspect opening to rear garden, wall mounted spot lights and tiled flooring with under floor heating.

Kitchen 18' max x 10' max
Three windows to rear aspect, two ceiling strip lights, wall mounted wash hand basin, radiator and a fitted kitchen comprising: wall, drawer and base units with work surfaces over, tiled surrounds, inset dual sink and drainer unit with mixer tap over, space for cooker, dishwasher, fridge and door to:

Utility 9'7" x 4'10"
Windows to side aspect, door to side aspect opening to rear garden, ceiling light point and wall mounted wash hand basin.

Cellar 18' x 6'2"
Door from inner lobby leads to steps descending to cellar area with two wall mounted light points, door and opening to further areas.

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

Landing
Window to side aspect, two ceiling light points, stairs rising to second floor accommodation and doors to:

Bedroom One 19'4" max x 16' max
Bay window to front aspect, two ceiling light points, radiator, feature decorative fire surround and bult-in wardrobe.

Bedroom Two 17'5" x 13'11" max
Window to front aspect, two ceiling light points, radiator and built-in wardrobe.

Bedroom Three 14' max x 14' max
Window to rear aspect, ceiling light point, two wall mounted light points, base unit with inset sink and drainer unit with mixer tap over, radiator and original style feature fire place.

Bedroom Four 14'5" x 10'4" max
Window to rear aspect, ceiling light point, radiator, decorative fire surround and built-in cupboard.

Bathroom 9'11" x 6'6"
Windows to rear and side aspects, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: panelled bath, pedestal wash hand basin and cupboard housing hot water cylinder.

Shower Room 6'5" x 6'1"
Obscured window to front aspect, ceiling light point, part tiled walls, part tiled flooring, radiator, wall mounted electric heater and a suite comprising: walk-in shower area with wall mounted electric shower over and pedestal wash hand basin.

Separate W.C.
Window to rear aspect, ceiling light point and high level flush w.c.

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

Landing
Window to rear aspect, ceiling light point, wood flooring and doors to:

Bedroom Five 17'3" max x 12'7" max
Dormer window to front aspect, ceiling light point and original style feature fire surround.

Bedroom Six 15'9" x 11'6" max
Window to front aspect and ceiling light point. (With some restricted head height)

Box Room 10'3" x 6'1"
Ceiling light point.

Outside

Side Garden
Accessed via a gate from the driveway and benefits from lawn area, planted beds, mature trees, Summer House and pathway leading to gate opening to:

Rear Garden
Accessed via the garage, conservatory or the lean to and benefits from court yard area with planted beds, doors to outbuildings and garage. The main garden area is mainly laid to lawn with various planted beds, mature trees, pathways and timber shed.

Outside W.C.
Window to rear aspect, ceiling light point, wall mounted boiler, wash hand basin and low level flush w.c.

Brick Built Tool Shed
Window to side aspect and wall mounted light point.

Potting Shed
Windows to front and side aspects.

Garage/Lean To 17'5" x 8'
Up and over door to front aspect.

Agent Notes:
1. Heritage Estate Agency advise potentially interested parties that the property overlooks Kings Heath Primary School.

2. Heritage Estate Agency advise potentially interested parties that there are double yellow lines in front of the property.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. 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 to 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.

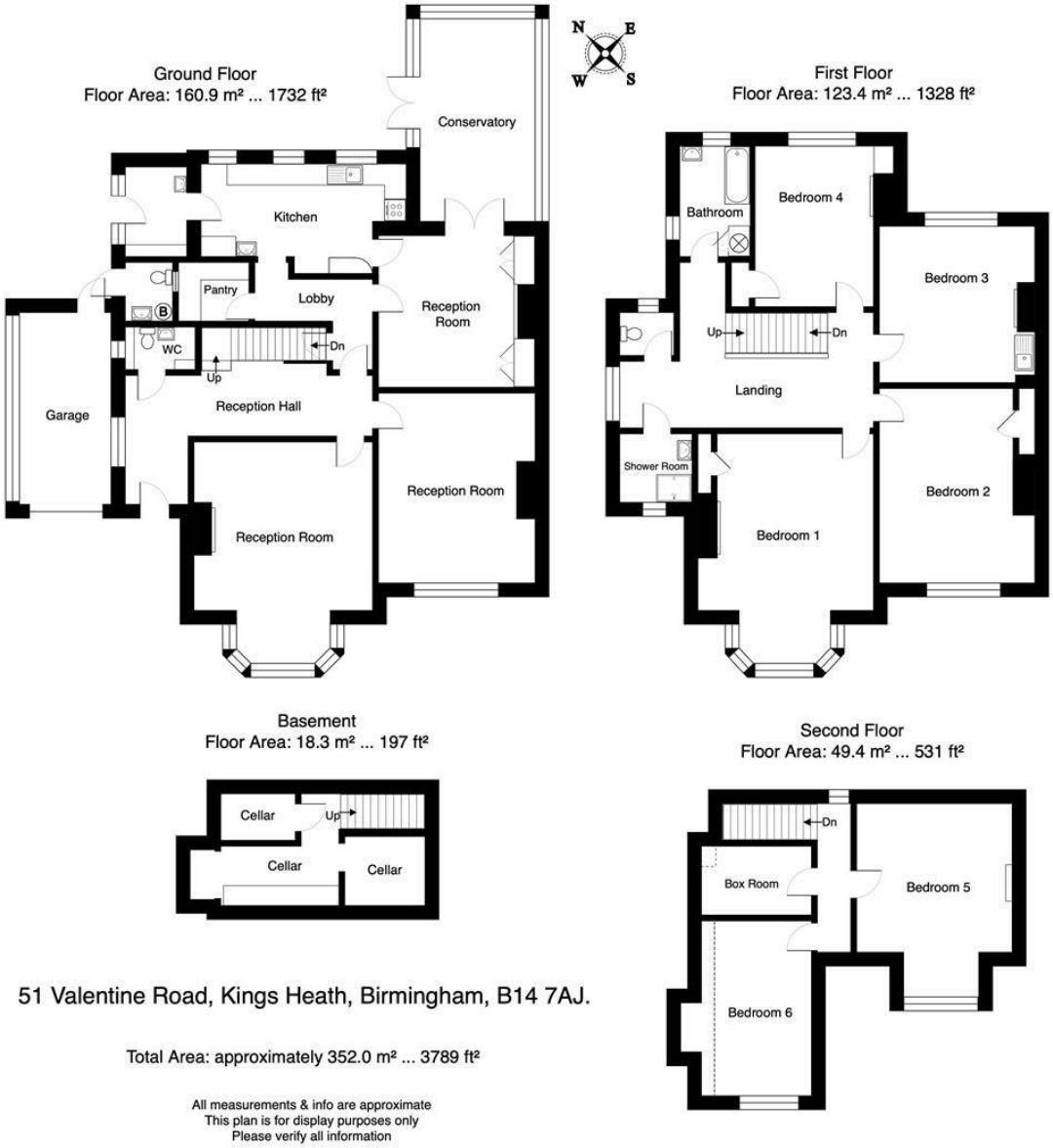
FIXTURES AND FITTINGS
Only those items expressly mentioned in the sales particulars will be included in the sale price.

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 F



51 Valentine Road, Kings Heath, Birmingham, B14 7AJ.

Total Area: approximately 352.0 m² ... 3789 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'
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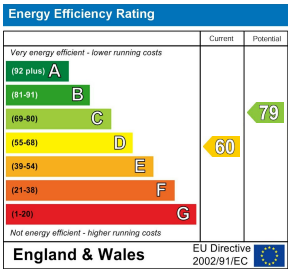
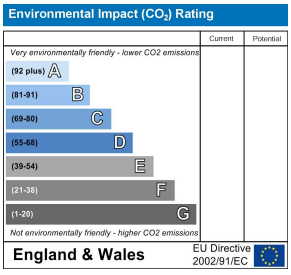
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

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.