HERITAGE ESTATE AGENCY



21 Bank Street, Kings Heath, Birmingham, B14 7RH

£225,000

A Three Bedroom Mid Terrace Property (Third Bedroom accessed via Second Bedroom)





Bank Street comprises in further detail:
The property is set back from the road and approached via public pathway with step up to main entrance door with window over opening to:

Reception Room One 11'11" x 9'8" max
Window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, built-in storage cupboard with shelving above, wood flooring, radiator, original style feature fire place with tiled hearth and door to:

Reception Room Two 12'9" excl door recess x 9'9" max
Window to rear aspect, ceiling light point, door to under stair storage cupboard, door to stairs rising to first floor accommodation, radiator, original style feature fire place with tiled hearth and door to:

Kitchen 10' x 6'
Window to side aspect, door to side aspect opening to rear garden, ceiling light point, original style storage cupboard, tiled flooring, radiator 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 cooker and fridge/freezer and door to:

Rear Lobby
Wall mounted boiler, part tiled walls, tiled flooring and opening to:

Ground Floor Bathroom
Obscured window to side aspect, ceiling light point, ceiling spot lights, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with shower over, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation
Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Landing
Ceiling light point, loft access and doors to:

Bedroom One 11'10" x 11'8" max
Window to front aspect, ceiling light point, original style feature fire place and built-in over stair storage cupboard.

Bedroom Two 12'9" x 11'8" max
Window to rear aspect, coved ceiling, ceiling light point, picture rail, radiator and door to:

Bedroom Three 9'11" max x 6' max
Window to rear aspect, ceiling light point, wood floorboards and radiator.

Outside

Rear Garden
Accessed via the rear lobby and benefits from being paved with gate to shared rear access.

Agent Notes:
1. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Bank Street.





2. Heritage Estate Agency advise potentially interested parties that the property backs onto commercial premises.

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.

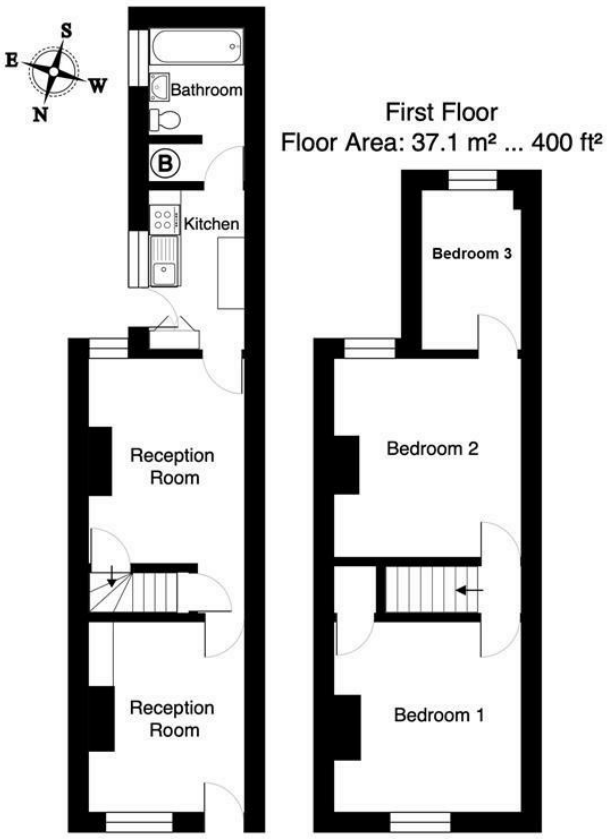
GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the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





Ground Floor
Floor Area: 37.4 m² ... 402 ft²



First Floor
Floor Area: 37.1 m² ... 400 ft²

21 Bank Street, Kings Heath,
Birmingham, B14 7RH.

Total Area: approx 74.5 m² ... 802 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.

