HERITAGE ESTATE AGENCY



142 Grange Road, Kings Heath, Birmingham, B14 7RR

Offers In Excess Of £300,000

A Two Bedroom Mid Terrace Property with Loft Room





Grange Road comprises in further detail:
The property is set back from the road and approached via gated fore garden with dwarf wall to front and pathway leading to step up to main entrance door with window over opening to:

Reception Room One 13'6" max x 11'2" max
Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wood flooring, built in cupboard housing gas meter cupboard, radiator, feature fireplace with tiled hearth and door to:

Reception Room Two 11'5 max x 11'2 max excl recess
French style doors to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, built in understairs storage cupboard, door to stairs rising to first floor, radiaror and opening with step down to:

Breakfast Kitchen 24'7" max x 7'6" max
Two sash windows to side aspect, two Velux windows, French style doors to rear aspect opening to rear garden, ceiling light point, ceiling spot lights, concealed boiler, wood effect 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, integrated dish washer, space for washing machine and fridge/freezer.

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

Landing
Coved ceiling, two ceiling light points, door to stairs rising to loft room, radiator and doors to:

Bedroom One 11'2" x 11'4" max
Two windows to front aspect, coved ceiling, ceiling light point, radiator and original style feature fireplace with tiled hearth.

Bedroom Two 11'5" max x 8'2" max excl recess
Window to rear aspect, coved ceiling, ceiling light point and radiator.

Bathroom 12'7" x 5'9"
Window to rear aspect, ceiling light point, extractor fan, electric shaver socket, part tiled walls, heated towel rail and a bathroom suite comprising; corner shower cubicle with mixer shower over, free standing roll top bath with mixer tap and shower attachment over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Loft Room 13'5" max x 11'3" max
Velux window, ceiling light point, two wall mounted light points, radiator and access to eaves storage. With some restricted head height.

Outside

Rear Garden
Accessed via reception room two or the breakfast kitchen and benefits from patio area, lawn area and hardstanding with timber shed to rear.





Agent Notes:
1. We are advised that there is a right of way for two neighbouring properties to pass over part of the garden and for this property to pass over the garden of a neighbouring property to access a shared side passageway.

2. We have been informed by the vendor that building regulation approval for the loft conversion was not 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.

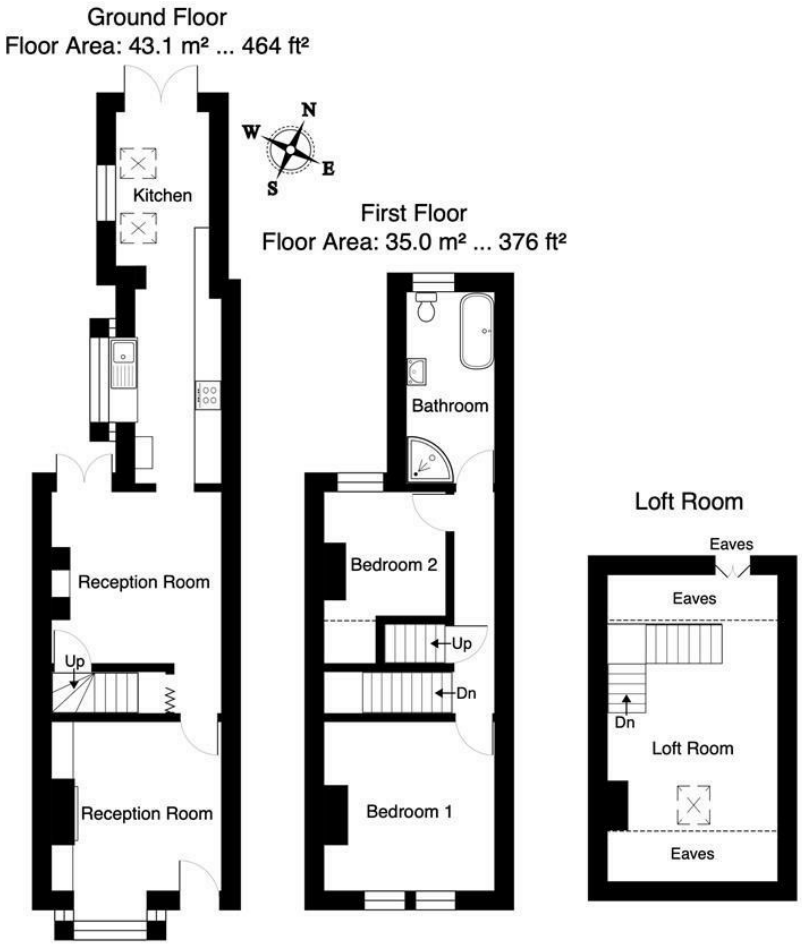
TENURE
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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







142 Grange Road, Kings Heath, B14 7RR.

Total Area: approx 78.0 m² ... 840 ft² (excluding loft room)

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
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E-mail:- info@heritage-estates.co.uk
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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.

