



HERITAGE ESTATE AGENCY



81 Henlow Road, Maypole, Birmingham, B14 5DY
£230,000

A Three Bedroom Mid Terrace Property



**Henlow Road comprises in further detail:**

The property is set back from the road and approached via block paved driveway leading to gated shared side passageway and main entrance doors opening to:

Entrance Porch

Ceiling light point, tiled flooring and door to:

Entrance Lobby

Ceiling light point, stairs rising to first floor accommodation, radiator and door to:

Lounge 16'6" into bay x 12'10" max

Bay window to front aspect, obscured internal window to dining area, coved ceiling, ceiling light point with fan, built-in cupboard housing gas meter, radiator, wall mounted pebble effect electric fire and door to:

Dining Kitchen - Dining Area 18'9" x 12'9" < 14'

Obscured internal window overlooking lounge, coved ceiling, ceiling light point with fan, space for American style radiator, wood flooring, opening to kitchen area and door to:

Under Stair Storage Cupboard

Ceiling light point, tiled flooring and space for tumble dryer.

Kitchen Area

Window to rear aspect, two ceiling light points, concealed boiler, tiled flooring 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, integrated eye level double oven, microwave and five ring gas hob, integrated dishwasher, plumbing for washing machine, door to shared side passageway housing electric meter and further door to:

Rear Lobby

Door to rear aspect opening to rear garden, ceiling light point, dado rail, part tiled walls, tiled flooring, heated towel rail and door to:

Ground Floor W.C.

Ceiling light point, part tiled walls, tiled flooring and low level flush w.c.

First Floor Accommodation

Leading from the entrance lobby stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, loft access and doors to:

Bedroom One 12'9" x 9'9"

Window to front aspect, ceiling light point with fan, wood effect flooring, radiator and a range of fitted wardrobes.

Bedroom Two 10' x 11'9" max

Window to rear aspect, ceiling light point with fan and wood effect flooring.

Bedroom Three 8'3" x 6'

Window to front aspect, ceiling light point and heated towel rail.

Shower Room 6' x 5'9"

Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls, heated towel rail and a suite comprising: corner shower cubicle with chrome mixer shower over, vanity units with inset wash hand basin having mixer tap over and inset low level flush w.c.

Outside**Rear Garden**

Accessed via the rear lobby and benefits from paved patio, raised planter, picket fence with gate to ramp descending to artificial lawn area, raised planted beds to sides, pathway leading to rear paved area, gravel area, shed and Summer House.





Agent Notes:

1. We have not been able to verify whether historic works to the ground floor required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.
2. We are advised by the vendor of Henlow Road that the rear garden backs on to Henlow Road Allotments.
3. We are advised by the vendor that 83 Henlow Road has rights of access to the shared side passageway over part of the driveway of number 81.
4. We are advised by the vendor that the property requires drain works in the region of £2,000. Please ask the office for more 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

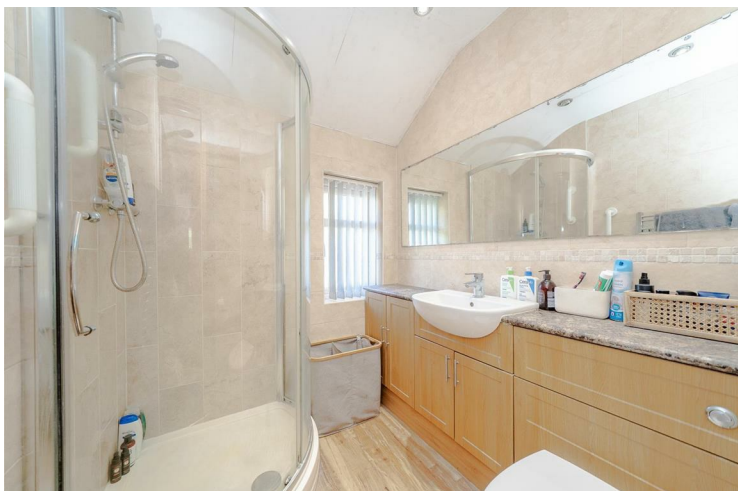
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

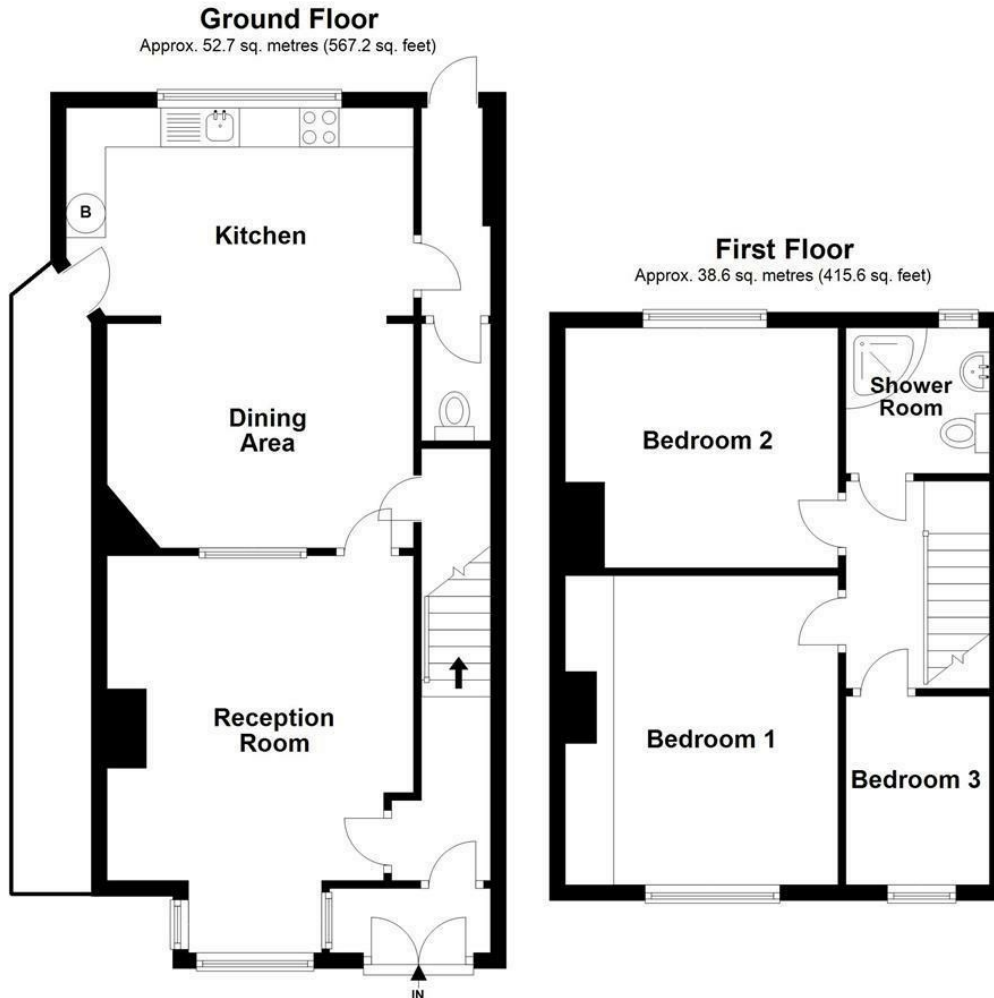
GENERAL INFORMATION

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 B





Total area: approx. 91.3 sq. metres (982.8 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

81 Henlow Road

VIEWING By appointment through 'Heritage'

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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.

