



HERITAGE ESTATE AGENCY



80 Beechwood Road, Kings Heath, Birmingham, B14 4AD
£300,000

A Three Bedroom Mid Terrace Property



**Beechwood Road comprises in further detail:**

The property is set back from the road and approached via fore garden with hedgerow to front, lawn area, planted beds and pathway leading to:

Open Canopy Porch

Main entrance door opening to:

Entrance Hallway

Ceiling light point, picture rail, wooden flooring, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Window to side aspect, wall mounted light point and fitted shelving.

Reception Room One 13' max x 11' max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wood effect flooring, radiator, feature fire place with tiled inset and hearth.

Reception Area Two 11' x 10'11" max

Coved ceiling, ceiling light point with ceiling rose, wooden flooring, radiator, feature fire place with tiled inset and hearth, wall mounted display cabinet and opening to:

Kitchen 8'6" x 15'6"

Window to rear aspect, two Velux windows, French style doors to rear aspect opening to rear garden, two ceiling light points, 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, feature recess to chimney breast with integrated Range style cooker with five ring gas hob and extractor hood over,

integrated dishwasher, space for fridge/freezer, breakfast bar with space for stools and radiator.

Utility Room/W.C.

Sliding doors to hallway, ceiling spot lights, part tiled walls, tiled flooring, a range of base units with work surface over, inset sink with mixer tap over, plumbing for washing machine, space for tumble dryer and low level flush w.c.

First Floor Accommodation

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

Landing

Ceiling light point, built-in storage cupboard and doors to:

Bedroom One 11' x 11' max

Window to rear aspect, ceiling spot lights, picture rail, wood effect flooring and radiator.

Bedroom Two 13'5" x 10'11" max

Bay window to front aspect, ceiling light point, picture rail and radiator.

Bedroom Three 5'10" x 7'3"

Window to front aspect, ceiling light point and radiator.

Bathroom 7'1" max x 7'3" max

Obscured window to rear aspect, ceiling spot lights, loft access, extractor fan, part tiled walls, wood effect flooring, column style radiator with towel rail, airing cupboard housing boiler and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, wall mounted wash hand basin and low level flush w.c.

Outside



Rear Garden

Accessed via a gated shared side access or the kitchen and benefits from paved patio area, lawn area with planted beds to sides, pathway leading to vegetable garden and shed.

Agent Note:

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.

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

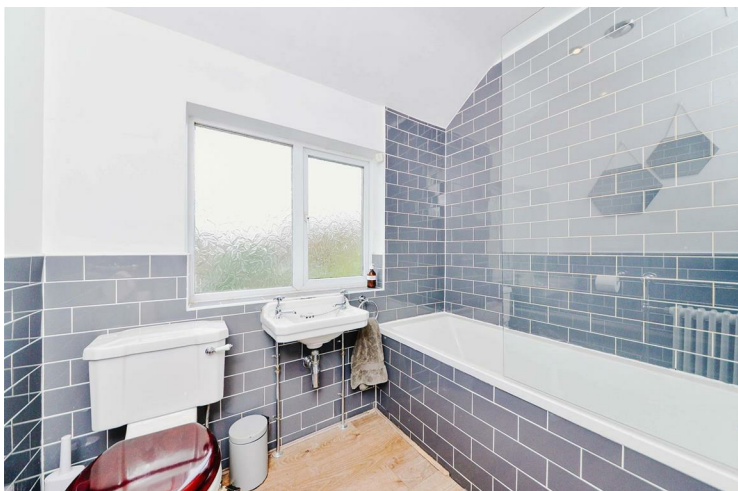
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

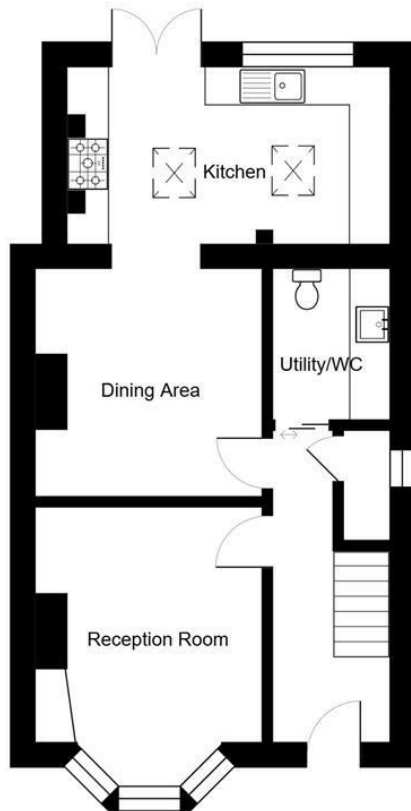
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B

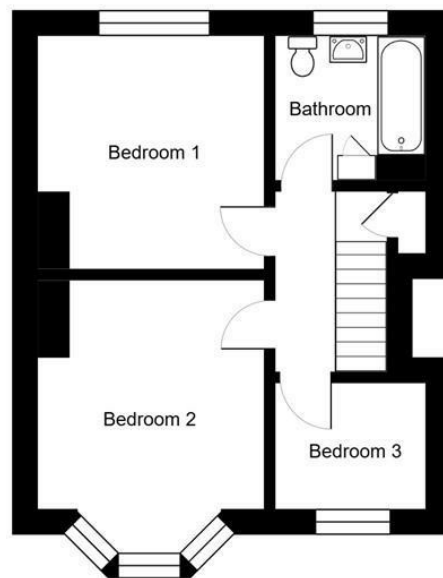




Ground Floor
Area: approx 51.2 m² ... 551 ft²



First Floor
Area: approx 39.5 m² ... 425 ft²



80 Beechwood Road

Total Area: approx 90.7 m² ... 976 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

