HERITAGE ESTATE AGENCY



29 Grange Road, Kings Heath, Birmingham, B14 7RN

£280,000

A Three Bedroom Mid Terrace Property





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 paved pathway leading to step up to:

Open Canopy Porch
Main entrance door with obscured window over opening to:

Entrance Vestibule
Coved ceiling, part panelled walls, built in cupboard housing gas meter and door with window over opening to:

Entrance Hallway
Part coved ceiling, wall mounted light point, dado rail

Under Stair Storage Pantry
Wall mounted light point and doors to:

Reception Room One 13'3" max x 10'4" max
Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, wall mounted light point, built-in cupboard housing electric meter, radiator and wall mounted gas fire.

Reception Room Two 12'5" x 13'6" max
Window to rear aspect, coved ceiling, ceiling light point, wall mounted light point, decorative mouldings, door to stairs rising to first floor accommodation, radiator, feature fire surround with coal effect gas fire set on hearth and door to:

Kitchen 8'10" x 8'4"
Window to side aspect, ceiling strip light, part tiled walls, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker, under counter fridge and freezer and door to:

Utility Room 4'11" x 8'4"
Door to side aspect opening to rear garden, ceiling light point, dado rail, wall mounted boiler, built-in over head storage cupboards with sliding doors, work surface with built in base units and space for washing machine beneath, radiator and door to:

Inner Lobby
Obscured window to side aspect, coat hooks and door to:

L Shaped Ground Floor Bathroom 10'3" max x 8'2" max
Obscured window to rear aspect, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: shower cubicle with wall mounted electric shower over, panelled bath with mixer tap 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
Two ceiling light points, two loft access points one with pull down ladder, radiator and doors to:

Bedroom One 11'5" x 13'9" max
Two windows to front aspect, ceiling light point, radiator, built-in double wardrobe and built-in over stair storage cupboard with shelving.

Bedroom Two 12'4" x 10'7" max
Window to rear aspect, ceiling light point, radiator and built-in wardrobes.

Bedroom Three 7'10" max x 8'4" max
Window to rear aspect, ceiling light point, radiator and built-in wardrobe.

Separate W.C.
Obscured window to side aspect, ceiling light point, part tiled walls, built-in airing cupboard housing hot water cylinder and shelving, radiator, pedestal wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Loft 13'9" min x 9'9" max
Velux window, ceiling light point, boarded and access to eaves storage. (With some restricted head height)

Outside





Rear Garden
Accessed via the inner lobby and benefits from pathway leading to paved area with raised planted bed to side, shed and pathway with border to side leading to gated rear access.

Agent Notes:
1. 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.

2. We would advise interested parties that the seller of the property will be acting as an Executor and that Probate has been Granted.

3. Heritage Estate Agency advise potentially interested parties that the property is in close proximity to Kings Heath Grange Day Nursery.

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

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 (currently turned off at meter), 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







29 Grange Road, Kings Heath, B14 7RN.

Total Area: approximately 104.9 m² ... 1129 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
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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.



