HERITAGE ESTATE AGENCY



6 Albert Road, Kings Heath, Birmingham, B14 7HE

£250,000

A Two Bedroom Mid Terrace Property





Albert Road comprises in further detail:
The property is set back from the road and approached via gated fore garden with dwarf wall to front, blue slate chipped area and block paved pathway leading to main entrance door with half moon window over opening to:

Lounge Area 11'5" x 13'11" max
Window to front, coved ceiling, ceiling light point, ceiling spot lights, picture rail, wooden flooring, radiator, feature fire surround with coal effect gas fire set on tiled hearth, opening to dining kitchen and double doors to:

Under Stair Storage Cupboard
Ceiling spot light and wood flooring.

Dining Kitchen 11'4" x 10'10" excl stair recess
Window to rear aspect, ceiling spot lights, tiled flooring, radiator 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 double oven and four ring gas hob with extractor hood over, integrated dishwasher and fridge/freezer, stairs rising to first floor accommodation and door to:

Inner Lobby
Door to side aspect opening to rear garden, ceiling spot light, tiled flooring, storage cupboard with space for washing machine and door opening to:

Ground Floor Bathroom 6'9" x 6'6"
Obscured window to side aspect, ceiling spot lights, extractor fan, part panelled walls, part tiled walls, wood flooring, radiator and a bathroom suite comprising: panelled bath with mixer shower over, pedestal wash hand basin and low level flush w.c.

First Floor Accommodation
Leading from the dining kitchen stairs rise to first floor accommodation leading onto:

Landing
Ceiling spot light, loft access and doors to:

Bedroom One 11'3" x 13'10" into wardrobes
Window to front aspect, coved ceiling, ceiling spot lights, dado rail, radiator and two built-in wardrobes.

Bedroom Two 11'4" x 11'2" max
Window to rear aspect, coved ceiling, ceiling spot lights, dado rail, radiator and over stair storage area housing boiler.

Outside

Rear Garden
Accessed via a gated shared side passageway or the inner lobby and benefits from paved pathway leading to steps down to paved seating area, shaped planted beds to side, lawn area with planted beds to sides, pathway with planted beds to sides to paved area, potting shed, further lawned area with vegetable beds and double doors opening to:

Garden Office 8'7" x 11'7"
Window to front aspect, ceiling light point, electric points and wood effect flooring.

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 are advised that this property has the right of way





to pass over the garden of the neighbouring property to access a shared side passageway.

3. We understand that an area at the rear of the garden was affected by Japanese Knotweed and a treatment plan was started in 2017 and the management plan was completed in 2020. Please speak to the office for further 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.

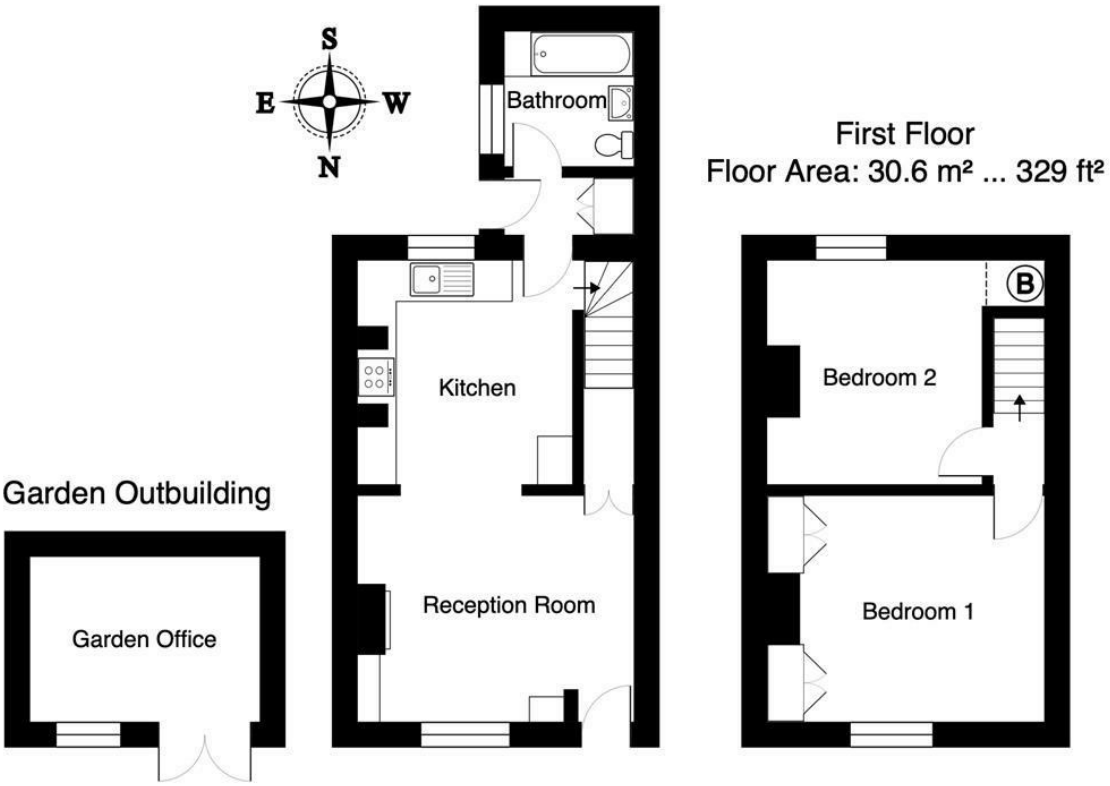
GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the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





Ground Floor
Floor Area: 37.5 m² ... 404 ft²



First Floor
Floor Area: 30.6 m² ... 329 ft²

6 Albert Road, Kings Heath, B14 7HE.

Total Area: approximately 68.1 m² ... 733 ft² (excluding garden office)

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.

