HERITAGE ESTATE AGENCY



28 Avenue Road, Kings Heath, Birmingham, B14 7TH

Offers In Excess Of £280,000

A Two Bedroom Terrace Property





Avenue Road comprises in further detail:
The property is set back from the road and approached via driveway with planted bed to side leading to door to side aspect opening to lobby and main entrance door opening to:

Porch
Obscured window to front aspect, wall mounted light point, radiator, tiled flooring and door to:

Kitchen 11'2" max x 9'11"
Window to side aspect, stable style door to side aspect opening to rear garden, coved ceiling, ceiling light point, 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 oven with four ring gas hob over, integrated fridge/freezer and door to:

Reception Room Two 11'9" x 11'11" max
Window to rear aspect, coved ceiling, ceiling light point, door to under stair storage cupboard, wood effect flooring, radiator and door to:

Inner Lobby
Door to side aspect opening to driveway, stairs rising to first floor accommodation and door opening to:

Reception Room One 11'10" x 12' max
Window to front aspect, coved ceiling, ceiling light point, radiator and feature fire surround with coal effect gas fire inset, tiled surrounds and hearth.

First Floor Accommodation
Leading from the inner lobby stairs rise to first floor accommodation leading onto:

Landing
Ceiling light point and doors to:

Bedroom One 12' x 12' max
Window to rear aspect, coved ceiling, ceiling light point, radiator, a range of fitted wardrobes and opening to:

Lobby
Wall mounted boiler and doors to:

Study/Dressing Room 11'4" x 4'
Window to rear aspect, ceiling light point, wood flooring and radiator.

En-Suite Shower Room 8'6" max x 5'5"
Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, wood flooring, radiator and a suite comprising: corner shower cubicle with mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Bedroom Two 12' x 12' max
Window to front aspect, coved ceiling, ceiling light point, wood effect flooring, radiator and door to:

En-Suite W.C.
Ceiling light point, loft access, wood flooring, corner wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden
Accessed via the kitchen and benefits from paved pathway leading to paved seating area with door to outbuilding, lawn area with planted bed to side and gravel pathway leading to raised seating area.

Outbuilding
Wall mounted light point, Belfast sink, plumbing for washing machine and electric points.





Agent Notes:
1. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property over looks Kings Heath Park.

2. 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.

Heritage estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property 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







28 Avenue Road, Kings Heath,
Birmingham, B14 7TH.

Total Area: approx 90.6 m² ... 975 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
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.



