HERITAGE ESTATE AGENCY



223 Umberslade Road, Selly Oak, Birmingham, B29 7SG

Offers In Excess Of £275,000

A Two Bedroom Semi Detached Property





Umberslade Road comprises in further detail:
The property is set back from the road and approached via paved driveway, shared pathway leading to gated side access and step up to main entrance door with window over opening to:

Entrance Vestibule
Ceiling light point, built-in cupboard housing gas meter, wood effect flooring and door with window over to:

Entrance Hallway
Ceiling light point, wood effect flooring, opening to reception room two and door to:

Reception Room One 12'10" max x 8'10" max
Bay window to front aspect, ceiling light point, built-in cupboard housing electric meter, wood effect flooring and radiator.

Reception Room Two 12'3" x 12'4" max
Window to rear aspect, ceiling spot lights, wood effect flooring, two radiators and opening to:

Inner Lobby
Ceiling light point, wood effect flooring, stairs rising to first floor accommodation and doors to:

Under Stair Storage Cupboard
Wall mounted boiler and wood effect flooring.

Kitchen 11'4" x 7'2"
Window to side aspect, ceiling spot lights, wood effect flooring, wall mounted vertical style radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over and door to:

Utility Room 3'4" x 7'1"
Door to side aspect opening to rear garden, ceiling spot lights, wood effect tiled flooring, vertical style radiator and door to:

Ground Floor W.C.
Obscured window to rear aspect, ceiling spot lights, wood effect tiled flooring, pedestal wash hand basin with mixer tap over and low level flush w.c.

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

Landing
Window to side aspect, ceiling spot lights, loft access with pull down ladder and doors to:

Bedroom One 11'3" x 12'4" into wardrobes
Two windows to front aspect, ceiling light point, radiator and a range of fitted wardrobes.

Bedroom Two 12'4" into wardrobes x 9'3" max
Window to rear aspect, ceiling light point, radiator and fitted wardrobes.

Bathroom 11'3" max x 7'1" max
Obscured window to rear aspect, ceiling spot lights, extractor fan, radiator, part tiled walls, tiled flooring and a bathroom suite comprising: P shaped bath with mixer tap and mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Loft
Window to rear aspect and ceiling light point. (With some restricted head height)

Outside





Rear Garden
Accessed via a gated side access or the utility room and benefits from paved area with bed to side, patio area, various beds and paved area leading to shed.

Agent Note:
We have not been able to verify whether 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.

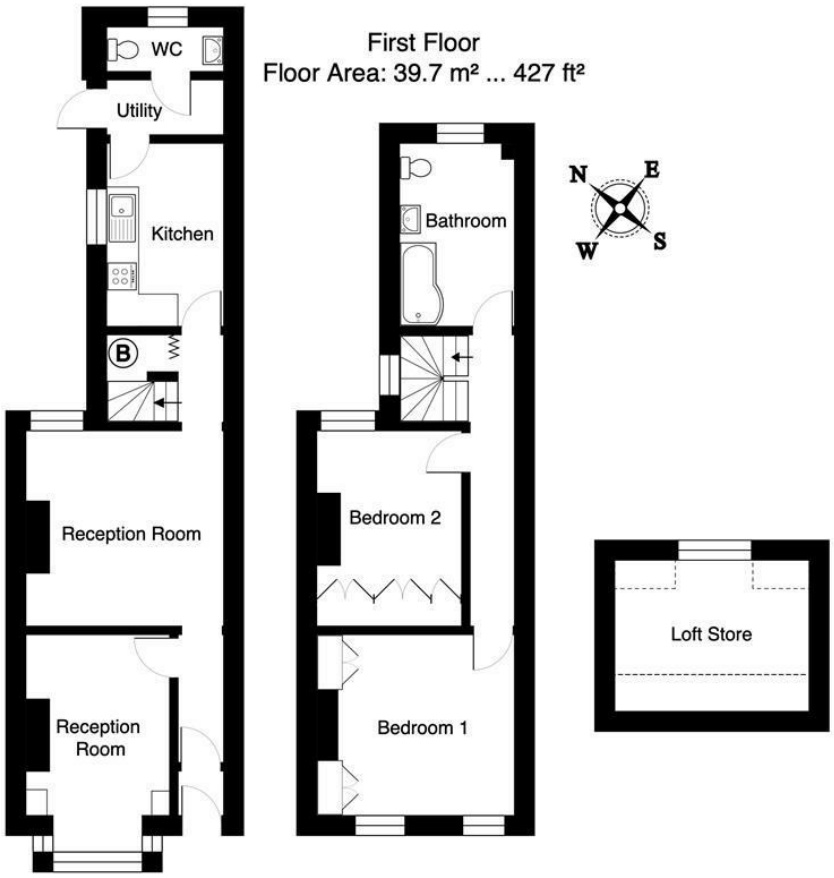
COUNCIL TAX BAND
The vendor has informed us that the property is located within Birmingham City Council - Band C





Ground Floor
Floor Area: 46.0 m² ... 496 ft²

First Floor
Floor Area: 39.7 m² ... 427 ft²



223 Umberslade Road, Birmingham, B29 7SG.

Total Area: approximately 85.7 m² ... 923 ft² (excluding loft store)

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.

