

Whealers Lane Kings Heath B13 0SA



THREE BED FAMILY RESIDENCE IN NEED OF UPGRADING, situated in this most sought after location benefiting from NO UPWARD CHAIN. EP rating F.

The property is situated behind a block paved driveway giving off road parking and leading to garage and front door opening into:

PORCH

With double glazed door and window to front. Wooden door leading into:

ENTRANCE HALLWAY

With double glazed window to front aspect, central heating radiator and **UNDERSTAIRS STORE**.

FRONT RECEPTION ROOM 14'11 into recess x 16'11 into bay (4.55m into recess x 5.16m into bay)

With double glazed window to front aspect, central heating radiator, fireplace with wooden surround and electric coal effect fire. Interconnecting wooden doors opening into:

REAR RECEPTION ROOM 14'06 x 7'04 (4.42m x 2.24m)

With central heating radiator and UPVC sliding patio doors to REAR GARDEN.

KITCHEN 18'00 x 13'03 max (5.49m x 4.04m max)

With double glazed window to side and rear aspect and central heating radiator. The kitchen is fitted with a range of base cupboards and drawer units with work surface over, matching wall mounted cabinets, stainless steel twin bowl sink and drainer unit with mixer tap, integral electric cooker and grill, integral electric hob, space for fridge freezer and space for further white goods.

Stairs rise from **ENTRANCE HALLWAY** upto **FIRST** floor landing, with three double glazed windows to side aspect and built in storage cupboard.

BATHROOM 7'05 x 7'02 (2.26m x 2.18m)

With double glazed opaque window to rear aspect and central heating radiator. The bathroom comprises of a pedestal wash hand basin, low level WC and corner bath with shower over.

BEDROOM ONE 14'02 into wardrobe x 11'01 (4.32m into wardrobe x 3.38m)

With double glazed window to front aspect, central heating radiator and built in wardrobes.

BEDROOM TWO 11'01 x 9'10 into recess (3.38m x 3m into recess)

With double glazed window to rear aspect and central heating radiator.

BEDROOM THREE 7'04 x 5'09 (2.24m x 1.75m)

With double glazed window to rear aspect and central heating radiator.

OUTSIDE

REAR GARDEN

The garden can be access from rear reception or garage, step out onto paved patio area, garden laid to lawn with mature shrubs and trees to side aspect.

GARAGE 7'03 x 27'07 (2.21m x 8.41m)

Access to the garage from front of property or kitchen, with access to rear garden and space for washing machine.

GENERAL INFORMATION

Central heating boiler is located in the kitchen, currently switched off and vendor cannot confirm if it is in working order.

TENURE

We are advised by the Vendor that the property is Freehold (Subject to Verification)

FIXTURES AND FITTINGS

All items of fixtures and fittings except those specifically mentioned in these sales particulars are excluded from the sale

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>35</p>	<p>83</p>

England & Wales EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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