



# Heather Road, Small Heath

**£250,000**

- EXTENDED END TERRACE
- EXTENDED KITCHEN DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING FOR MULTIPLE CARS
- EXTENDED LOUNGE
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- REAR GARDEN
- REAR GARAGE



A well presented and maintained, extended end of terraced property in a popular road within Small Heath. This property would make a great investment or first time purchase and is in a great location near to shops, facilities and transport links. Comprising porch, entrance hall, extended lounge, extended kitchen diner, bathroom, storage room and covered side passage to the ground floor. Upstairs there are three bedrooms and a shower room. Further benefiting from central heating, double glazing, rear garden, off road parking for multiple cars and rear garage.

### FRONT

Off road parking for multiple cars via driveway, access to UPVC opaque double glazed door to;

### PORCH

Ceiling light point, hardwood glazed door to;

### HALLWAY

Stairs to the first floor landing, ceiling light point and doors to;

### EXTENDED LOUNGE

13'11 max x 18'2 (4.24m max x 5.54m)



Double glazed window to the front, radiator, laminate flooring, door to understairs cupboard, power and light points, door to;

### EXTENDED KITCHEN DINER

10'11 x 21'9 (3.33m x 6.63m)



Being fitted with a selection of eye level, base and drawer units with work surface over incorporating stainless steel sink and drainer unit, mixer tap and tiling to splash prone areas. Space and plumbing for appliances. Double glazed window to the rear, wall mounted boiler, tiled flooring, power and light points, doors to;

### GROUND FLOOR BATHROOM

5'9 x 9'4 (1.75m x 2.84m)



Being fitted with a three piece suite comprising; L'Shaped panelled bath with shower screen and bar shower over, pedestal wash hand basin and low level flush W.C. Opaque double glazed window to the rear, heated towel rail, tiling and aqua panelling to walls, extractor fan and ceiling light point.

### STORAGE ROOM

10'8 x 7'6 (3.25m x 2.29m)

Double glazed door to the rear garden, double glazed window to the rear, power point and opening onto;

### COVERED SIDE PASSAGE

upvc do

UPVC double glazed door to the front and power points.

### LANDING

Loft access, ceiling light point and doors to;

### BEDROOM ONE

10'11 max x 10'11 (3.33m max x 3.33m)



Double glazed window to the front, radiator, power and light points.

**BEDROOM TWO**  
**9'6 max x 12'6 (2.90m max x 3.81m)**



Double glazed window to the rear, radiator, laminate flooring, power and light points.

**BEDROOM THREE**  
**7'4 x 9'2 (2.24m x 2.79m)**

Double glazed window to the rear, radiator, power and light points.

**SHOWER ROOM**  
**5'11 max x 8'1 max (1.80m max x 2.46m max)**

Having being fitted with a shower cubicle with bar shower over, pedestal wash hand basin and low level flush w.c. Opaque double glazed window to the front, over stairs storage cupboard and ceiling spotlights.

**REAR GARDEN**



Mostly laid to lawn, fencing to perimeter and access to;

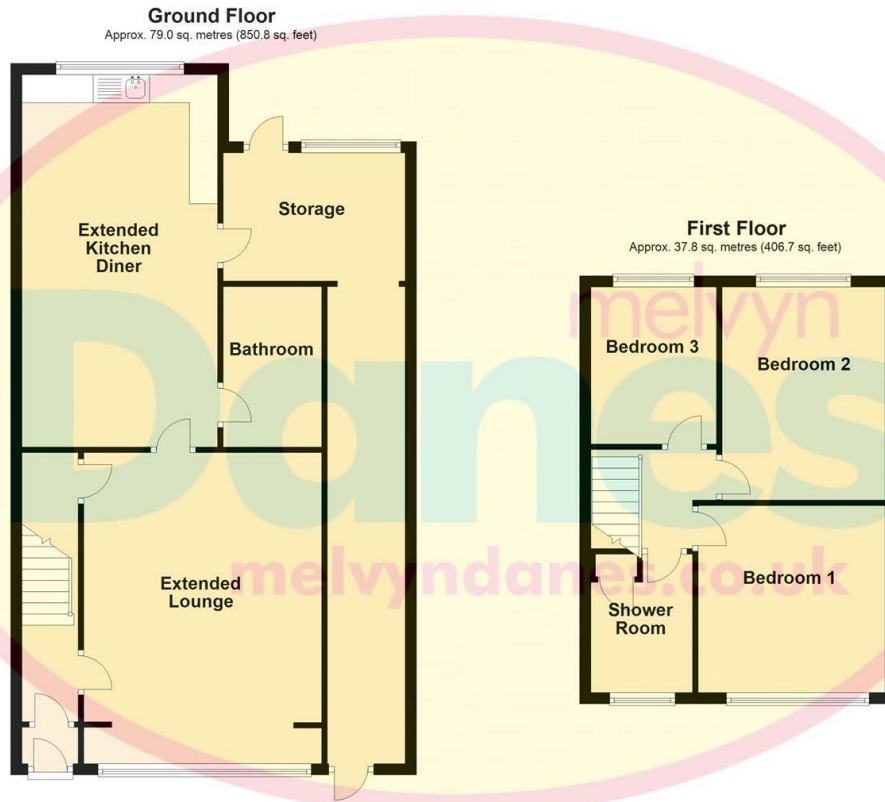
**REAR GARAGE**

Having a metal roller door to front and rear, power and light points, rear access via driveway.



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 116.8 sq. metres (1257.5 sq. feet)

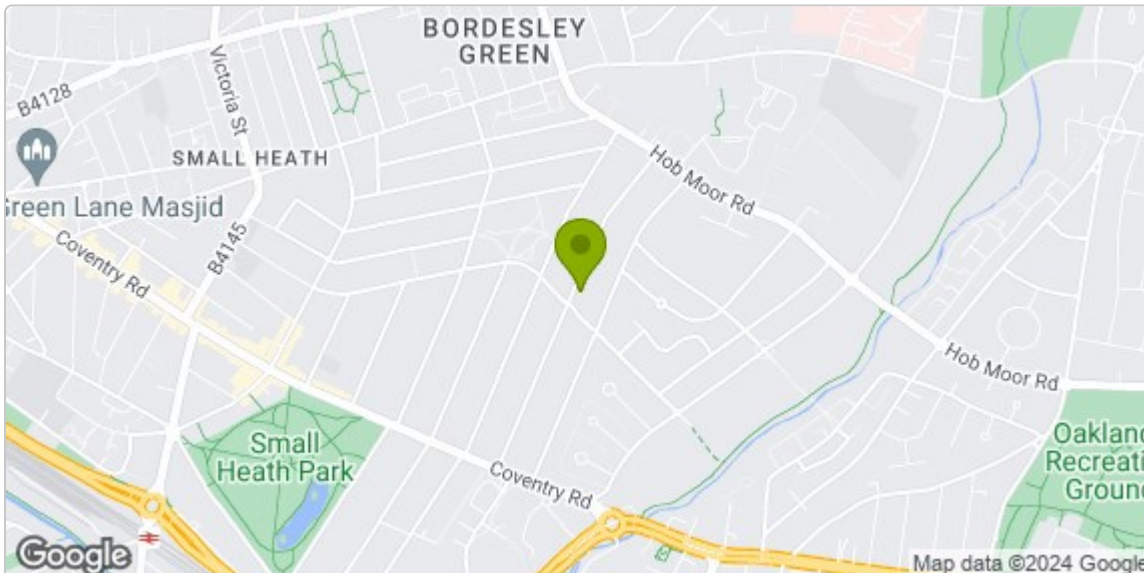
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** B

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
221 Heather Road Small  
Heath Birmingham B10 9BE

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	