



# Heather Road, Small Heath

**£270,000**

- MUCH IMPROVED AND EXTENDED
- TWO SEPARATE RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- FIRST FLOOR W.C
- REAR GARDEN WITH GARDEN ROOM
- MID TERRACE PROPERTY
- EXTENDED KITCHEN DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING

A largely extended mid terraced property in a popular road within the B10 area, with potential to extend further (subject to planning permission). Conveniently located and in close proximity to a selection of local amenities including; schools, places of worship and local shops, as well as walking distance to Heartlands Hospital. This well presented and maintained house would make an ideal family home or investment and comprises; two separate reception rooms, an extended kitchen diner and ground floor bathroom. Upstairs there are three bedrooms and W.C. Further benefitting from central heating, double glazing, off road parking to front, low maintenance rear garden and garden room.

### FRONT

Approached via a block paved driveway with parking for one car, composite double glazed door into;

### ENCLOSED PORCH

Door leading into;

### ENTRANCE HALL

Laminate flooring, ceiling light and doors to;

### FRONT RECEPTION

14'8 into bay x 8'7 (4.47m into bay x 2.62m)



Double glazed bay window to front, radiator, laminate flooring, light and power point.

### REAR RECEPTION

12'4 x 11'9 (3.76m x 3.58m)



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

### INNER LOBBY

Understairs storage cupboard, stairs to first floor and door to;

### EXTENDED KITCHEN DINER

22'5 x 7'1 (6.83m x 2.16m)



Having being re fitted with a selection of wall, base and drawer units with marble worktops, incorporating inset sink unit with mixer tap over. Integrate five ring gas hob with extractor hood over, electric oven and microwave, integrated dishwasher and space for double width fridge freezer. Two double glazed windows overlooking the side, radiator, tiled to full height and floor throughout, ceiling spotlights, light and power points, door into;

### REAR LOBBY

Double glazed door to the side, fitted cupboard with space and plumbing for appliances, tiled flooring, ceiling spotlights, power point and door to;



**RE FITTED BATHROOM**  
**10'5 x 7'1 (3.18m x 2.16m)**



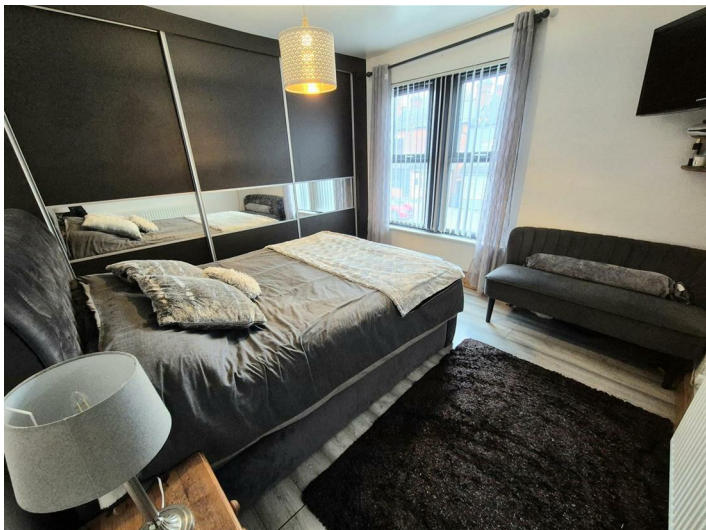
Being re fitted with a four piece suite comprising; panelled jacuzzi bath, shower cubicle with bar shower and waterfall shower head over, vanity wash hand basin with storage cupboard and drawers and low level flush w.c and bidet shower. Opaque double glazed window to the side, heated towel rail, designer vertical radiator, tiling to full height and floor, ceiling spotlights.

**LANDING**

Loft access, laminate flooring, light and power points, doors leading off to;

**BEDROOM ONE**

**11'2 to wardrobes x 11'2 (3.40m to wardrobes x 3.40m)**



Double glazed window to the front, radiator, built in sliding wardrobes, laminate flooring, light and power point.

**BEDROOM TWO**  
**12'4 x 10'5 (3.76m x 3.18m)**



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

**W.C**

**4'8 x 2'7 (1.42m x 0.79m)**

Being fitted with a low level flush W.C, guest wash hand basin, extractor fan and light point.

**BEDROOM THREE**

**7'3 x 9'0 (2.21m x 2.74m)**

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

**REAR GARDEN**

Being mainly block paved with fencing to perimeters, rear tradesman access and UPVC double glazed door into;

**GARDEN ROOM**

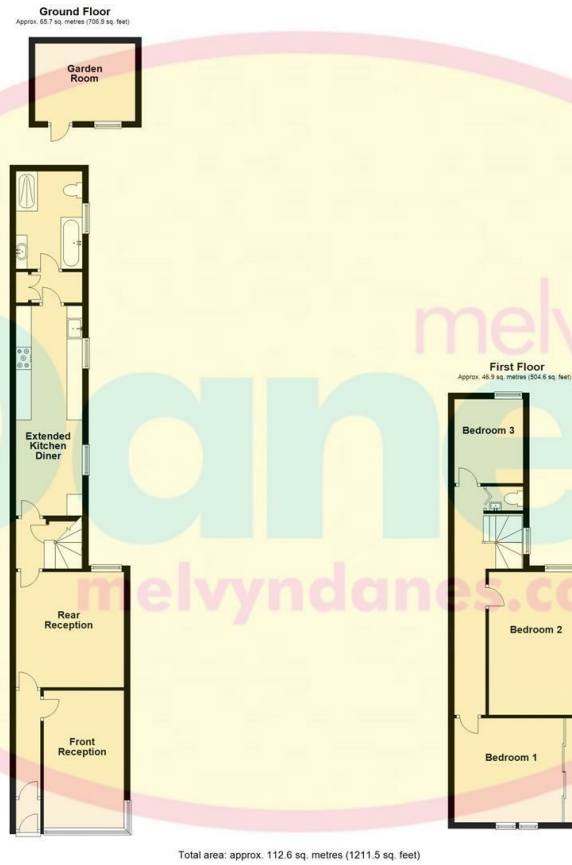
**10'8 x 8'4 (3.25m x 2.54m)**



Double glazed window to garden, tiled flooring, light and power points.

## 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.



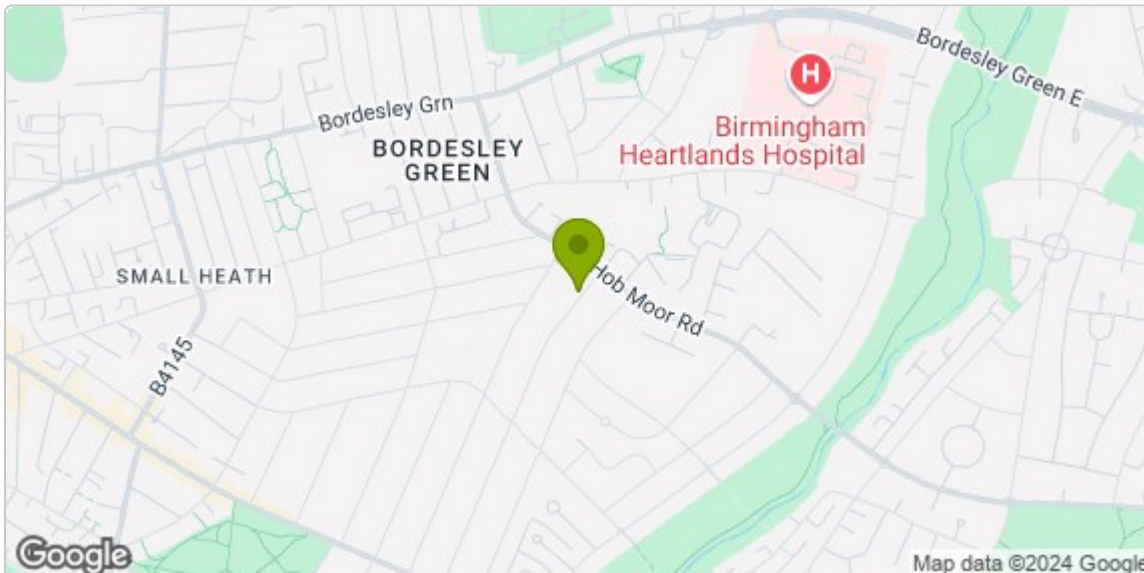
**TENURE:** We are advised that the property is freehold.

**COUNCIL TAX BAND:** A

**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:**  
366 Heather Road Small  
Heath Birmingham B10 9BB

**Council Tax Band:** A

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

Current rating: 65 (D)  
Potential rating: 81 (B)