



HEATHERTON KINGSBURY ROAD MARSTON B76 0DP

Detached House · Five Bedrooms · Two Reception Rooms · Kitchen/Breakfast Room · Utility · Cloakroom
Double Garage · Gardens

DESCRIPTION

Reception hall. Sitting room with double doors opening into the dining room which has patio doors onto the garden.

Kitchen breakfast room with space for table and chairs. Range of kitchen cabinets with breakfast bar, door to garage and door to garden. Utility room.

Five bedrooms and house bathroom.

OUTSIDE

The property stands back from the road with double width driveway leading to a double garage with twin doors. The front garden has a lawn and borders. the rear garden has a patio, lawn, borders and mature tree.

LOCATION

The Belfry Hotel & resort - 4 miles
Kingsbury Water Park - 1 mile
M42 Junction 9 - 2 miles
M6 Toll Junction 9 - 2.5 miles
Sutton Coldfield - 8 miles

All times and distances are approximate.

A DETACHED FAMILY HOME WITH FIVE BEDROOMS, TWO RECEPTION ROOMS, AND KITCHEN BREAKFAST ROOM. GARDENS AND DOUBLE GARAGE. NO ONWARD CHAIN.



FURTHER INFORMATION

Mains electricity, gas, and water

Cesspit

EPC Rating: C

Council Tax Band: F

Local Authority: Warwickshire County Council

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk. We understand signal is good outdoor and variable in-home on some networks. Broadband speeds can be checked here: checker.ofcom.org.uk. We understand superfast broadband is available.

AGENTS NOTE

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 1,430m from the line.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: B76 ODP

what3words:/// contracting.hotspots.bluffs



**Approximate Gross Internal Area 1715 sq ft - 160 sq m
(Including Garage)**

Ground Floor Area 932 sq ft – 87 sq m

First Floor Area 783 sq ft – 73 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	82 B

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IMPORTANT INFORMATION

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