



HERITAGE ESTATE AGENCY



409 Brook Lane, Billesley, Birmingham, B13 0DJ

£200,000

A Two Bedroom End Terrace Property





Brook Lane comprises in further detail:

The property is set back from the road and approached via gated fore garden with hedgerow to boundaries, lawn area, pathway leading to gated side access and step up to main entrance door opening to:

Entrance Lobby

Obscured window to side aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and door to:

Lounge 12' max x 14'3" max

Window to front aspect, ceiling light point, built-in cupboard housing gas and electric meters, wood effect flooring, radiator and doors to:

Under Stair Storage Cupboard

Housing boiler.

Kitchen/Diner 8'8" x 17'5"

Two windows to rear aspect, obscured window to side aspect, door to rear aspect opening to rear garden, two ceiling light points, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, plumbing for washing machine, space for cooker and fridge/freezer.

First Floor Accommodation

Leading from the entrance lobby stairs rise to first floor accommodation leading onto:

Landing

Obscured window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 10' max x 17'10" max

Two windows to front aspect, ceiling light point, wood effect flooring, radiator and built-in over stair storage cupboard.

Bedroom Two 10'11" max x 9'7" max

Window to rear aspect, ceiling light point, radiator and built-in storage cupboard.

Bathroom 7'10" x 7'11"

Obscured window to rear aspect, ceiling light point, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access or the kitchen/diner and benefits from paved area, shed, crazy paved seating area with steps up to lawn area and planted bed to sides.

Agent Note:

Heritage Estate Agency feel it prudent to advise potentially interested parties that the property overlooks Swanshurst Park.

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 B

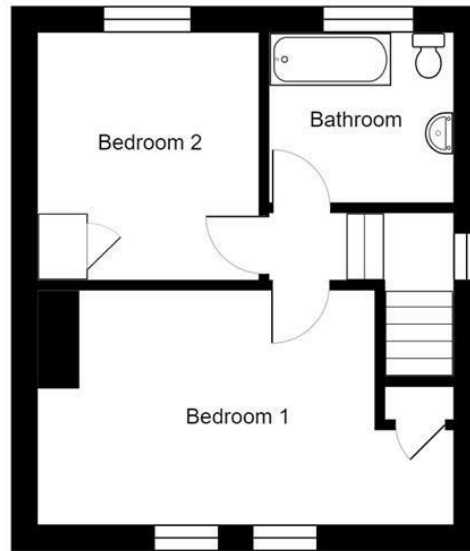




Ground Floor
Area: approx 34.7 m² ... 373 ft²



First Floor
Area: approx 35.1 m² ... 377 ft²



409 Brook Lane

Total Area: approx 69.7 m² ... 751 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

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.

