



HERITAGE ESTATE AGENCY



11 Wendron Grove, Kings Heath, Birmingham, B14 6LL

Offers In Excess Of £265,000

A Three Bedroom Semi-Detached Property



**Wendron Grove comprises in further detail:**

The property is set back from the road and approached via driveway leading to shared gated side access and step up to main entrance door opening to:

Entrance Hallway 13'1" x 5'11"

Wall light point, dado rail, wood effect flooring, cupboard housing meter, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Wall mounted light point.

Lounge Area 13'7" into bay x 10'5" into recess

Bay window to front aspect, coved ceiling, ceiling light point and ceiling rose, feature fire surround with coal effect gas fire set on hearth and opening to:

Dining Area 14'3" into bay x 10'5" into recess

Bay window with French style doors to rear aspect opening to rear garden, coved ceiling, ceiling light point, wood effect flooring, plumbing for washing machine and opening to:

Kitchen Area 10' x 5'11"

Window to rear aspect, door to hallway, coved ceiling, ceiling light point, tiled flooring 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, integrated oven with four ring gas hob and extractor hood over, concealed boiler, integrated fridge/freezer and dishwasher.

First Floor Accommodation

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

Landing

Window to side aspect, ceiling light point, loft access, part dado rail and doors to:

Bedroom One 14'3" into bay x 10'5" into recess

Bay window to rear aspect, ceiling light point, picture rail, radiator and original style feature fire place with hearth.

Bedroom Two 13'8" into bay x 10'4" into recess

Bay window to front aspect, ceiling light point and radiator.

Bedroom Three 6'11" x 5'11"

Window to front aspect, ceiling light point and radiator.

Bathroom 7'1" x 5'10"

Obscured window to rear aspect, ceiling light point, extractor fan, part panelled and tiled walls, built-in storage cupboard, wood effect flooring, underfloor heating, heated towel rail and a bathroom suite comprising: panelled bath having mixer tap with shower attachment and wall mounted shower over, pedestal wash hand basin and low level flush w.c.

Outside**Rear Garden**

Accessed via a gated shared side access or the dining area and benefits from paved seating area, lawn area with planted beds to sides and paved area to rear with shed.

Agent Notes:

1. We have not been able to verify whether historic works to the ground floor required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.





2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is in close proximity to Brandwood End Cemetery.

3. We are advised by the vendor that the boundary of the driveway is in line with the gated shared side access.

4. The vendors have informed us that following their purchase of the property in 2021, Helibars were fitted to the side elevation as a precautionary measure following their survey. They have a 10 year guarantee for this work which expires in 2032.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

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 C





Total area: approx. 75.2 sq. metres (809.6 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

11 Wendron Grove

VIEWING By appointment through 'Heritage'

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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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

