



HERITAGE ESTATE AGENCY



21 Westminster Drive, Kings Heath, Birmingham, B14 6BG

£395,000

A Three Bedroom Semi Detached Property





Westminster Drive comprises in further detail:

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

Entrance Porch

Window to front, ceiling light point, wood effect flooring, thermostatic controlled heater, fitted shelving and door to:

Entrance Hallway

Two ceiling light points, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Built-in Storage Cupboard

Shelving and coat hooks.

Kitchen Area 12'9" x 6'7"

Window to front aspect, ceiling light point, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker with extractor hood over, integrated dishwasher and fridge, breakfast bar, radiator and archway to:

Dining Area 13' x 7'4" max

Bi-folding door to hallway, coved ceiling, ceiling light point, three wall mounted light points, radiator and opening to:

Sitting Area 11'8" x 7'2"

Window to rear aspect, coved ceiling, ceiling light point and radiator.

Reception Room 14'10" x 10'7"

Patio doors to rear aspect opening to rear garden, door to hallway, coved ceiling, ceiling light point, four wall mounted light points, radiator and feature brick fire surround with pebble effect electric fire set on hearth.

Ground Floor Shower Room 7'4" max x 6' max

Obscured window to side aspect, ceiling light point, extractor fan, part tiled walls, built-in cupboard, wood effect flooring, radiator and a suite comprising: shower cubicle with electric shower over, wall mounted wash hand basin and low level flush w.c. (L shaped)

Integral Garage 17'3" x 8'1"

Up and over door to front aspect, door to side aspect opening to rear garden, two ceiling strip lights, wall mounted boiler, plumbing for washing machine, space for further appliances, gas and electric meters. (With some restricted head height)

First Floor Accommodation

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

Split Level Landing

Window to side aspect, ceiling light point, loft access, radiator and doors to:

Airing Cupboard

Housing hot water tank and shelving.

Bedroom One 13'3" x 9'7"

Window to front aspect, ceiling light point, radiator and fitted wardrobes.

Bedroom Two 13'1" x 8'8"

Window to rear aspect, ceiling light point, radiator and wardrobe.

Bedroom Three 9'7" x 9'10" excl recess

Window to rear aspect, ceiling light point, radiator and fitted wardrobe.

Family Bathroom 9'7" x 5'1"

Obscured window to front aspect, ceiling light point, extractor fan, tiled walls, wood effect flooring, heated towel rail and a





bathroom suite comprising: panelled bath, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access, the garage or the reception room and benefits from paved seating area, external lighting and electric points, lawn area with planted beds to sides, pathway leading to rear paved seating area and shed.

Agent Note:

We are advised by the vendors of Westminster Drive that the property is located in the Featherstone Road Tree Preservation Order.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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/Leasehold. 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

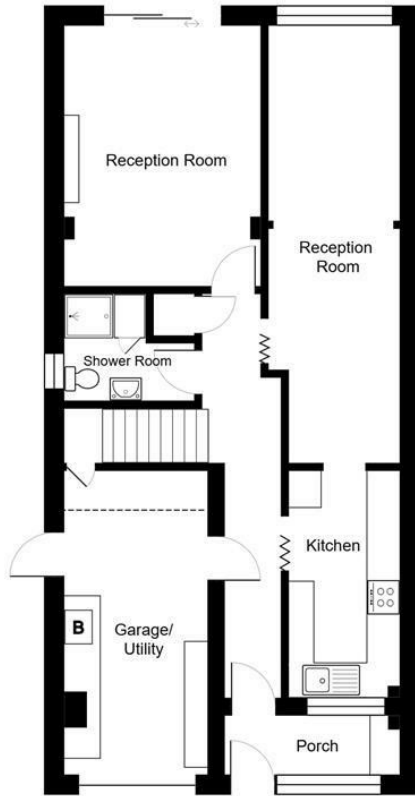
The vendor has informed us that the property is located within Birmingham City Council - Band C



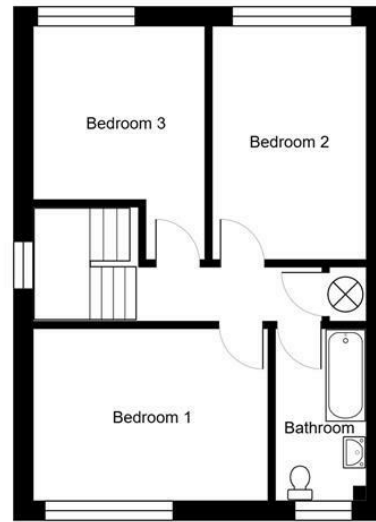


21 Westminster Drive

Ground Floor
Area: approx 74.3 m² ... 800 ft²



First Floor
Area: approx 46.6 m² ... 502 ft²



Total Area: approx 120.9 m² ... 1302 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.

