



HERITAGE ESTATE AGENCY



33 Brandwood Park Road, Kings Heath, Birmingham, B14 6QY
Offers Over £245,000

A Three Bedroom Semi-Detached Property



**Brandwood Road comprises in further detail:**

The property is set back from the road and approached via public footpath leading to fore garden with dwarf wall to front, lawn area, steps rising to door to utility and main entrance door opening to:

Entrance Hallway 14'7" max x 5'8" max

Windows to front aspect, ceiling light point, stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Cupboard

Obscured window to side aspect, wall mounted light point and fitted shelving.

Through Lounge/Dining Room 27' max x 9'11" max

Bay window to front aspect, patio doors to rear aspect opening to rear garden, coved ceiling, two ceiling light points, radiator and feature fire surround with inset coal effect gas fire set on hearth.

Kitchen 9'3" x 7'11"

Window to rear aspect, ceiling strip light, tiled walls, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for cooker, concealed boiler and door to:

Utility 22'9" max x 4'8" max

Window and door to front aspect, door to rear aspect opening to rear garden, obscured window to side aspect, ceiling strip light, a range of wall, drawer and base units with work surface over and plumbing for washing machine.

First Floor Accommodation

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

Landing

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

Bedroom One 13'7" max x 9'10" max

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

Bedroom Two 12'11" max x 9'11" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 9'4" x 7'11"

Window to rear aspect, ceiling light point and radiator.

Shower Room 7'5" x 5'10"

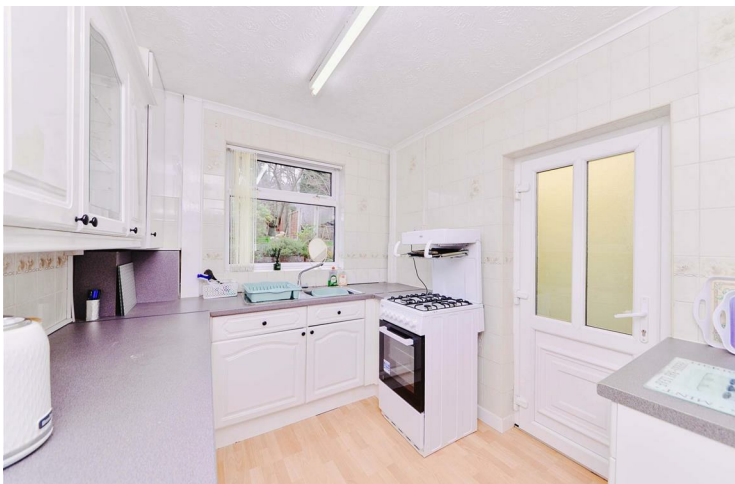
Obscured window to front aspect, ceiling light point, tiled walls, radiator and a fitted suite comprising: shower cubicle with electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside**Rear Garden**

Accessed via the through lounge/dining room or the utility and benefits from paved seating area, raised planted beds, steps rising to lawn area with pathway leading to rear, shed and pedestrian door to:

Detached Double Rear Garage 17'3" x 16'7"

Up and over door to rear aspect and window to front aspect.





Agent Notes:

1. We would advise interested parties that the sellers of the property have Power of Attorney.
2. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.
3. We are advised by the vendors of the property that they have a right of way over the shared driveway to the rear of the garden which leads off Kernthorpe Road.

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 B

