



# HERITAGE ESTATE AGENCY



**8 Bradnock Close, Billesley, Birmingham, B13 0DL**

**£400,000**

**A Five Bedroom Property**







**Bradnock Close comprises in further detail:**

The property is set back from the road and approached via block paved driveway leading to store/garage and step up to main entrance door opening to:

**Entrance Porch**

Windows to front aspect, ceiling light point, tiled flooring and door to:

**Entrance Hallway**

Obscured window to front aspect, coved ceiling, ceiling light point, wood effect flooring, stairs rising to first floor accommodation with storage cupboard beneath, radiator and doors to:

**Reception Room One 13'4" max x 11'10" max**

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, two built-in cupboards with shelving over, wood effect flooring, two radiators and feature fire surround.

**Reception Room Two 17'4" max x 11'5" max**

Windows with French style doors to rear aspect opening to rear garden, coved ceiling, two ceiling light points with ceiling roses, radiator and feature fire surround with coal effect gas fire set on hearth.

**L Shaped Breakfast Kitchen 17'4" max x 11'1" max**

Window to rear aspect, five ceiling light points, wall mounted boiler, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob with extractor hood over, space for American style fridge/freezer, plumbing for dish washer, breakfast bar and door to:

**Utility Room 9'7" excl recess x 7'9" max**

Door to rear aspect, two ceiling strip lights, tiled flooring, work surface with plumbing for washing machine beneath, space for tumble dryer, ceiling mounted Dutch Airer, radiator and doors to:

**Ground Floor Shower Room**

Ceiling spot lights, extractor fan, tiled walls and flooring, radiator and a suite comprising: corner shower cubicle with wall mounted electric shower over, inset wash hand basin with mixer tap over, cupboard beneath and low level flush w.c.

**Store Room (formerly Garage) 10'8" max x 9'1" max**

Up and over door to front aspect, two ceiling strip lights and electric points.

**First Floor Accommodation**

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

**Landing**

Sky light, two ceiling light points, loft access, built-in storage cupboard and doors to:

**Bedroom One 14' max x 10'4" max**

Bay window to front aspect, two ceiling light points, ceiling mounted fan with light, two radiators and fitted wardrobes with sliding doors.

**Bedroom Two 11'2" max x 10'4" max**

Window to rear aspect, ceiling light point and radiator.

**Bedroom Three 8' x 8'5"**

Window to front aspect, ceiling light point and radiator.

**Bedroom Four 8'10" max x 8'5" max**

Window to rear aspect, ceiling light point and radiator.





### **Bedroom Five 7'11" x 7'**

Window to front aspect, ceiling light point and radiator.

### **Shower Room 5'10" x 6'10"**

Obscured window to rear aspect, ceiling spot lights, part tiled walls, heated towel rail and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, multi vanity unit with inset wash hand basin and low level flush w.c.

### **Outside**

#### **Rear Garden**

Accessed via the utility room or reception room two and benefits from raised decked seating area, gravel area with paved stepping stones, shed, lawn area with planted beds to sides raised planted bed, pathway leading to paved area with metal shed and greenhouse.

### **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**

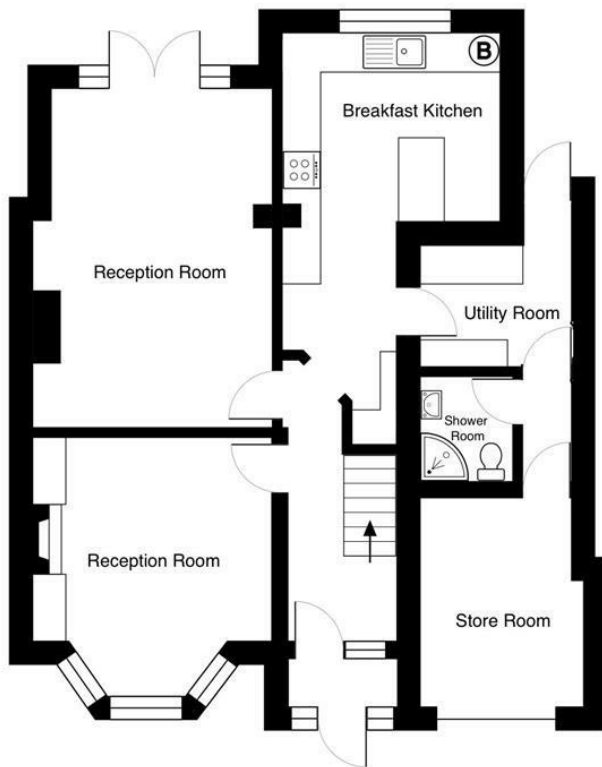
The vendor has informed us that the property is located within Birmingham City Council - Band C



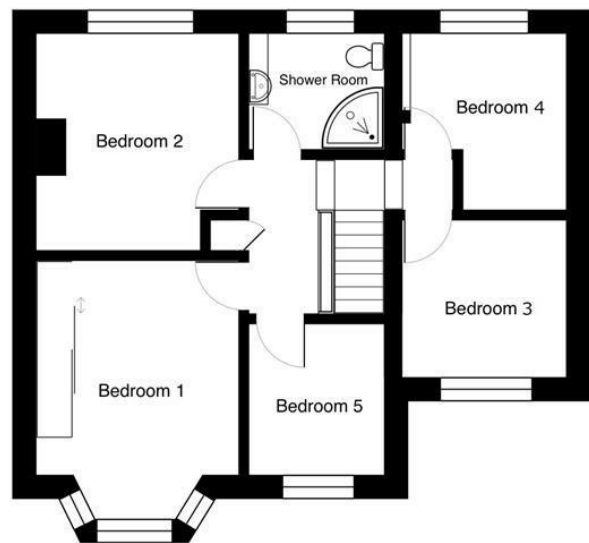




**Ground Floor**  
Area: approx 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>



**First Floor**  
Area: approx 54.1 m<sup>2</sup> ... 582 ft<sup>2</sup>



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**Total Area: approx 133.9 m<sup>2</sup> ... 1441 ft<sup>2</sup>**

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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

