



HERITAGE ESTATE AGENCY



140 Broad Lane, Kings Heath, Birmingham, B14 5AU

£285,000

A Three Bedroom Semi-Detached Property



**Broad Lane comprises in further detail:**

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

Entrance Hallway

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

Kitchen 11'7" x 7'

Window to front aspect, ceiling light point, radiator 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, integrated oven and gas hob with extractor hood over, plumbing for washing machine and space for fridge/freezer.

Lounge/Dining Room 8'7" min < 11'11" x 18'8" max

Window to rear aspect, Patio doors to rear aspect opening to rear garden, two ceiling light points, wood effect flooring, two radiators and door to:

Storage Cupboard

Housing boiler.

First Floor Accommodation

Leading from the entrance hallway a turning stair case rises to first floor accommodation leading onto:

Landing

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

Bedroom One 12'6" x 10'1"

Window to front aspect, ceiling light point, radiator and built-in wardrobe.

Bedroom Two 11'11" x 10'1"

Window to rear aspect, ceiling light point, radiator and built-in wardrobe with sliding doors.

Bedroom Three 8'10" x 8'4"

Window to rear aspect, ceiling light point and radiator.

Bathroom

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

Outside**Rear Garden**

Accessed via the gated side access or the lounge/dining room and benefits from paved patio area, lawn area and gravel pathway leading to further patio area.

Garage 15'8" x 7'6"

Up and over door to front aspect, ceiling light point and gas meter.

Agent Note:

Heritage Estate Agency feel it prudent to advise potentially interested parties that the property overlooks Brandwood End Cemetery.





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

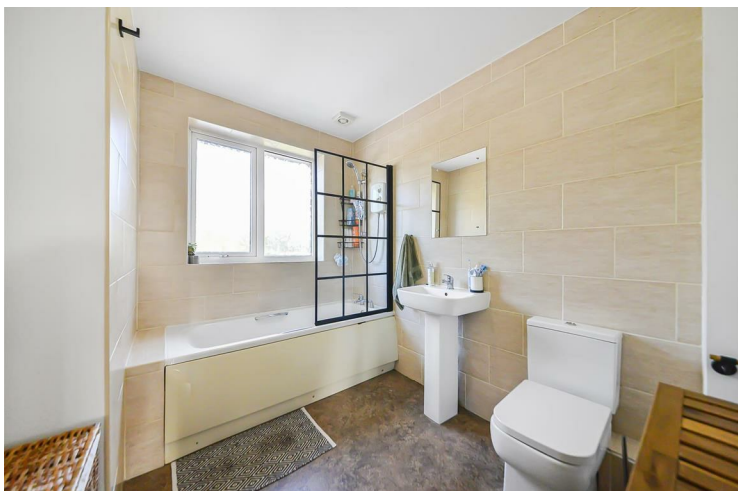
property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

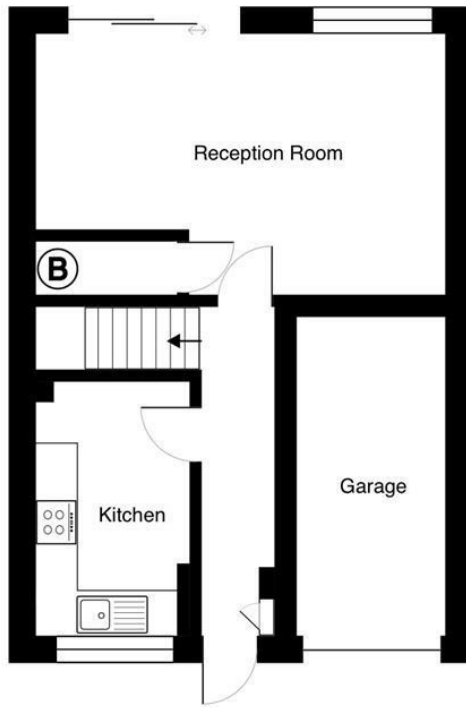
COUNCIL TAX BAND

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

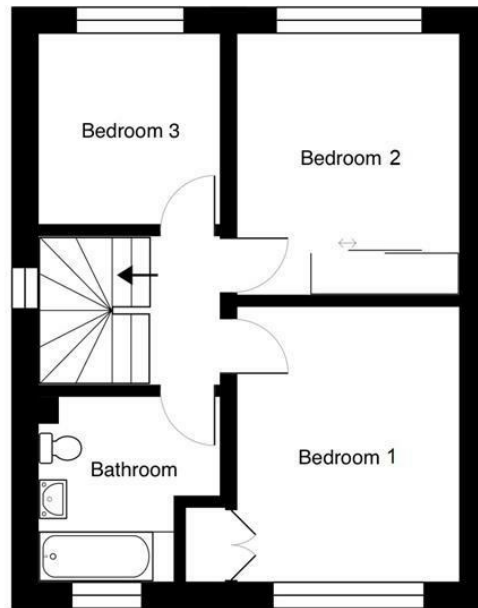




Ground Floor
Area: approx 47.6 m² ... 513 ft²



First Floor
Area: approx 42.9 m² ... 462 ft²



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Total Area: approx 90.6 m² ... 975 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.

