



HERITAGE ESTATE AGENCY



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

£525,000

A Three Bedroom Detached Bungalow





Westminster Drive comprises in further detail:

The property is set back from the road and approached via fore garden with gravel area, various shaped planted beds, gated side access, block paved driveway leading to garage and step up to:

Open Canopy Porch

Main entrance door with obscured windows to sides opening to:

Entrance Vestibule

Obscured window to rear aspect, ceiling light point, wood panelled ceiling, tiled flooring, radiator and doors to:

Ground Floor W.C.

Stained glass portal window to front aspect, coved ceiling, ceiling light point, tiled walls and flooring, pedestal wash hand basin with mixer tap over and low level flush w.c.

Dining Reception Area 9'5" x 12'4"

Coved ceiling, three wall mounted light points, radiator, door to hallway and opening to:

Sitting Room 17' max x 17'7" max

Coved ceiling, four wall mounted light points, radiator, feature stone clad chimney breast with coal effect gas fire set on hearth, door to kitchen and patio doors to:

Conservatory 9'1" max x 12' max

Windows to side and rear aspects, two sets of French style doors to side aspects opening to rear garden, tiled flooring and radiator.

Kitchen 14'1" x 9'7" excl recess

Window to rear aspect, ceiling spot lights, tiled walls and flooring, 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 eye level double oven and inset four ring gas hob with extractor hood over, space for fridge/freezer and door to:

Lean To

Door to rear aspect opening to rear garden and door to:

Double Garage 16'10" x 15'11"

Remote controlled up and over door to front aspect, two ceiling strip lights, wall mounted boiler, electric points, plumbing for washing machine, gas and electric meters.

Hallway

Coved ceiling, ceiling light point and doors to:

Storage Cupboard

Ceiling light point and shelving.

Bedroom One 16'9" max x 16'6" max

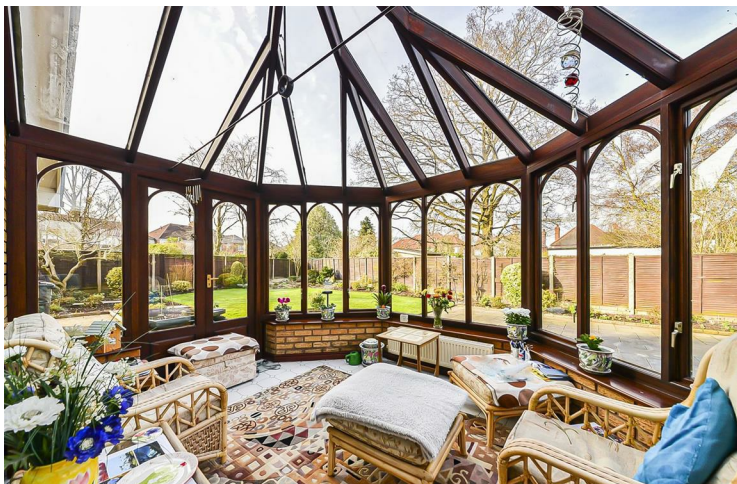
Window to rear aspect, coved ceiling, ceiling light point, radiator and fitted wardrobes.

Bedroom Two 12'6" max x 10'

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

Bedroom Three 9'2" max x 9'5" max

Window to front aspect, coved ceiling, ceiling light point, radiator and built-in storage cupboard.





Bathroom 7'10" x 6'1" excl shower

Obscured window to side aspect, ceiling light point, tiled walls and flooring, heated towel rail and a bathroom suite comprising: shower cubicle with wall mounted chrome mixer shower over, panelled bath with mixer tap and shower attachment over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via the lean to or conservatory and benefits from paved seating area with planted beds to sides, shaped lawn area with planted beds and rockery to side, further planted beds, artificial lawn area, pathway leading to shed and gated side access.

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

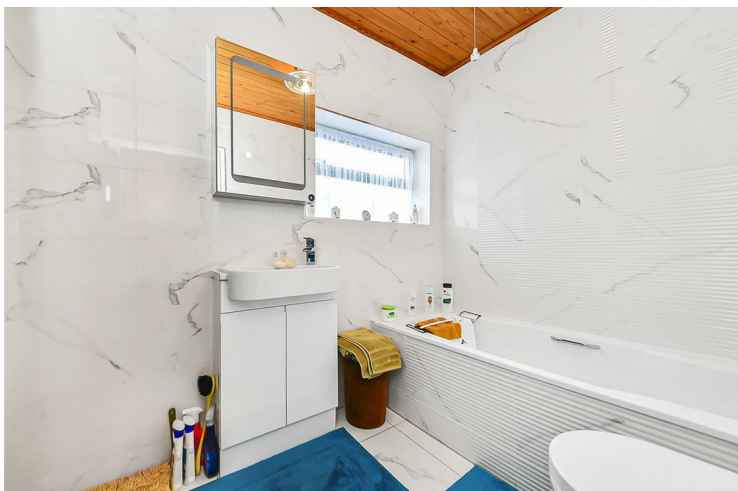
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

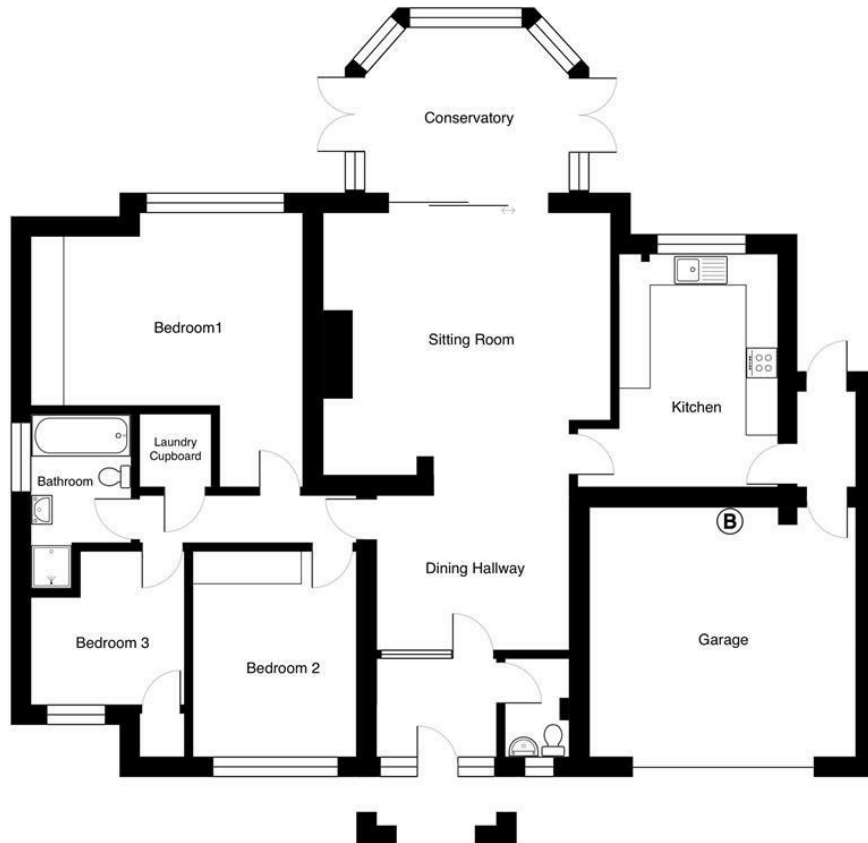
COUNCIL TAX BAND

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





49 Westminster Drive,
Kings Heath, Birmingham.



Total Area: approx 157.3 m² ... 1693 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.

