



HERITAGE ESTATE AGENCY



18 Dene Hollow, Billesley, Birmingham, B13 0EL

£450,000

A Four Bedroom Property



**Dene Hollow comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, lawn area, mature shrubs, sloping driveway leading to garage and steps up to main entrance door opening to:

Enclosed Porch

Window to side aspect and door to:

Entrance Hallway

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

Reception Room One 15'7" max x 11'4"

Bay window to front aspect, coved ceiling, four wall mounted light points, two radiators and feature fire surround with gas fire set on hearth.

Reception Room Two 19'4" x 11'4"

Two ceiling light points, four wall mounted light points, partial plate rail, serving hatch to kitchen, wall mounted gas heater, radiator, feature brick fire surround with gas fire set on hearth and patio doors with windows over opening to:

Conservatory 7'11" x 11'11"

Windows to side and rear aspect, sliding doors to rear aspect opening to rear garden, ceiling light point with fan, tiled flooring and electric points.

Kitchen 14'8" x 9'1"

Window to rear aspect, window to side aspect overlooking utility room, door to utility room, serving hatch to reception room two, part tiled walls, tiled flooring, radiator 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 dish washer and fridge, breakfast bar, concealed boiler and opening to:

Under Stair Storage Pantry

Ceiling light point and shelving.

L Shaped Utility Room 14'11" max x 10'7" max

Sky light, door to rear aspect, internal windows to side side aspects, ceiling strip light, ceiling light point, wall mounted electric heater, tiled flooring, a range of base and drawer units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, plumbing for washing machine, space for fridge/freezer and doors to:

Ground Floor Wet Room 6'4" x 6'3"

Internal window to side aspect, ceiling light point, extractor fan, tiled walls and flooring, wall mounted electric heater and a suite comprising: shower area with wall mounted chrome mixer shower over and screen, wall mounted wash hand basin with mixer tap over and low level flush w.c.

Double Garage 17'8" max x 13'9" max

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

First Floor Accommodation

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

Split Level Landing

Coved ceiling, ceiling light point, built-in cupboard with shelving and doors to:

Bedroom One 15'7" x 10'7" max

Window to front aspect, coved ceiling, three ceiling light points, sliding doors to flat roof, radiator, a range of fitted bedroom furniture with dressing table having wash hand basin with mixer tap over and tiled shower cubicle with mixer shower over.

Bedroom Two 16'7" max x 11'5"

Bay window to rear aspect, coved ceiling, two ceiling light points, radiator, built-in cupboard, a range of fitted bedroom furniture with dressing table having inset wash hand basin with mixer tap over.

Bedroom Three 15'5" max x 11'5"

Bay window to front aspect, coved ceiling, two ceiling light points, radiator and a range of fitted bedroom furniture.



**Bedroom Four 7'2" x 8'10"**

Window to front aspect, coved ceiling, ceiling light point, loft access and radiator.

Family Bathroom 8'11" x 9'

Obscured windows to rear and side aspects, ceiling strip lights, tiled walls, radiator and a bathroom suite comprising: shower cubicle with mixer shower over, panelled bath pedestal wash hand basin with mixer tap over, Bidet and low level flush w.c.

Outside**Rear Garden**

Accessed via a gated side access, the conservatory or utility room and benefits from paved patio area, various raised planted beds, shed and steps up to greenhouse.

Agent Note:

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.

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.

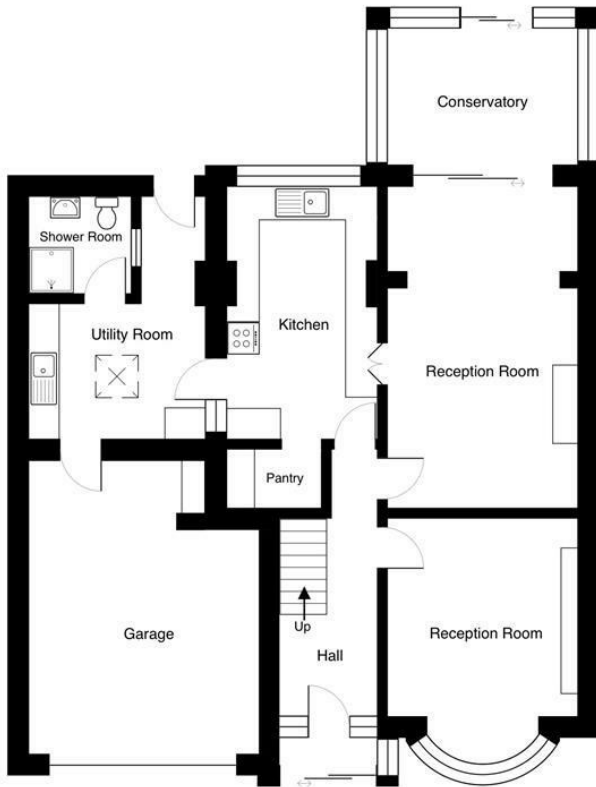
COUNCIL TAX BAND

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

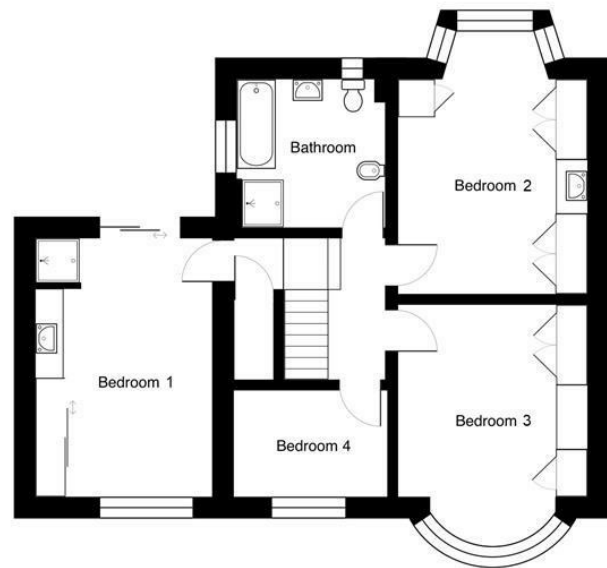




Ground Floor
Area: approx 113.9 m² ... 1226 ft²



First Floor
Area: approx 68.9 m² ... 741 ft²



18 Dene Hollow, Birmingham, B13 0EL.

Total Area: approx 182.8 m² ... 1968 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

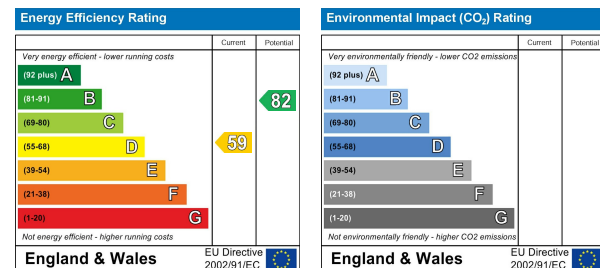
Our opening times are:-

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.



The Property Ombudsman

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