



# HERITAGE ESTATE AGENCY



**21 Brandwood Road, Kings Heath, Birmingham, B14 6HB**

**£435,000**

**A Four Bedroom Semi-Detached Property**





**Brandwood Road comprises in further detail:**

The property is set back from the road and approached via driveway leading to integral garage, gated access to rear and main entrance door opening to:

**Entrance Vestibule**

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

**Entrance Hallway**

Ceiling light point, stairs to first floor, built in storage cupboards (one housing the gas meter), radiator and door to:

**Reception Room One 15'3" max x 12'3" max**

Bay window to front aspect, six ceiling light points, radiator and wall mounted three radiant gas fire.

**Reception Room Two 16'11" max x 12'3" max**

Bay window to rear aspect, two ceiling light points, feature beams to ceiling, radiator and wall mounted three radiant gas fire.

**Breakfast Kitchen 11'6" x 16'1"**

Window to rear aspect, obscured window to side aspect, two ceiling strip lights, built in storage cupboard, radiator, feature tiled fire place and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, space for cooker and fridge/freezer, plumbing for washing machine and door to:

**L-Shaped Utility Room 8'1" max x 6'5 max**

Door to side aspect opening to rear garden, ceiling strip light, wall mounted gas boiler, radiator and door to:

**Ground Floor W.C.**

Window to side aspect and low level flush w.c.

**First Floor Accommodation**

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

**Landing**

Window to front aspect, ceiling light point, loft access, radiator and doors to:

**Bedroom One 14'11" max x 12'2" into wardrobes**

Window to rear aspect, ceiling light point, radiator, fitted wardrobes, overhead cupboards and drawers.

**Bedroom Two 12'3" max x 12'3" max**

Window to front aspect, ceiling light point and radiator.

**Bedroom Three 11'4" x 9'8"**

Window to rear aspect, ceiling light point, radiator and wash hand basin encased in vanity with tiled surround.

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

Window to front aspect, ceiling light point and access to eaves storage space. (With some restricted head height)

**Separate W.C.**

Obscured window to side aspect, ceiling light point and low level flush w.c.

**Bathroom 11'5" x 5'11"**

Obscured window to rear aspect, ceiling light point, part tiled walls built in storage cupboard, radiator and a bathroom suite comprising: panelled bath, shower area with wall mounted mixer shower and wash hand basin encased in vanity unit.

**Outside**



### Rear Garden

Accessed via a gated side access or the utility room and benefits from pathway leading to patio area, lawn area with planted beds, pathway to further lawn area, green house and large raised planted bed with mature trees to rear.

### Integral Garage 16'4" x 8'8"

Up and over door to front aspect, ceiling light point and wall mounted electric meter.

### Garden shed 14'2 x 7'9

Double doors, windows to side and rear aspects, ceiling light point and power points.

### Agent Note:

We would advise interested parties that the sellers of the property have Power of Attorney.

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

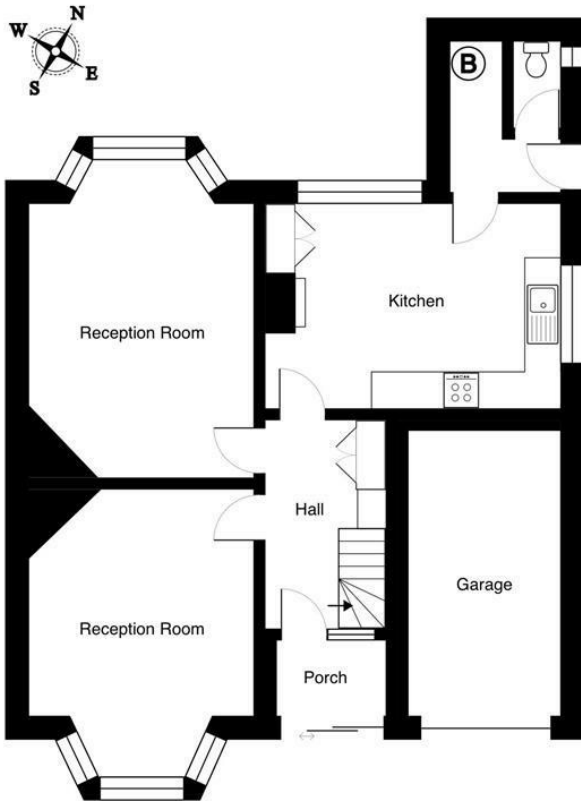
The vendor has informed us that the property is located within Birmingham City Council - Band D.







**Ground Floor**  
Area: approx 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>



**First Floor**  
Area: approx 68.6 m<sup>2</sup> ... 738 ft<sup>2</sup>



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Total Area: approx 152.2 m<sup>2</sup> ... 1639 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

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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.

