



HERITAGE ESTATE AGENCY



11 Brandwood Grove, Kings Heath, Birmingham, B14 6BU

£375,000

A Three Bedroom Semi-Detached Property



**Brandwood Grove comprises in further detail:**

The property is set back from the road and approached via block paved driveway leading to gated access to lean to and step up to:

Open Canopy Porch

Wall mounted light point and main entrance door with window over opening to:

Entrance Hallway

Obscured window to front aspect, ceiling light point with ceiling rose, part panelled walls, tiled flooring, stairs rising to first floor accommodation, column style radiator and doors to:

Under Stair Storage Pantry

Ceiling light point, wall mounted electric meter and space for tumble dryer.

Lounge 14'4" max x 11'9" max

Bay window to front aspect with shutters, coved ceiling, ceiling light point with ceiling rose, picture rail, dado rail, radiator and feature fire surround with tiled inset.

Kitchen/Dining/Family Room 19' max x 18' max

Bi-folding doors to rear aspect opening to rear garden, ceiling spot lights, ceiling light point, wood flooring, three vertical style radiators 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 microwave and oven, integrated fridge, freezer and washing machine, island unit with work surface over, inset four ring electric hob and door to:

Lean To 29'4" x 3'4"

Doors to front and rear aspects and wall mounted boiler.

First Floor Accommodation

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

Landing

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

Bedroom One 14'11" max x 11'9" into wardrobes

Bay window to front aspect with shutters, ceiling light point, part panelled wall with two wall mounted light points, radiator and a range of fitted wardrobes.

Bedroom Two 11'11" max x 10'8" into wardrobes

Window to rear aspect, ceiling spot lights, radiator and fitted wardrobes.

Bedroom Three 8'6" x 6'10"

Window to rear aspect, ceiling spot lights, loft access and radiator.

Bathroom 8'1" x 5'6"

Obscured window to front aspect, coved ceiling, ceiling spot lights, tiled walls and flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap over, corner shower cubicle with chrome mixer shower 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 kitchen/dining/family room and benefits from patio area, lawn area, planted beds to sides and pathway leading to paved area with pedestrian door to:





Rear Detached Double Garage 22'8" x 13'4"

Up and over door to front aspect, windows to side and rear aspects, electric and light points.

Agent Note:

We are advised by the vendor of the property that there is a shared driveway to the rear of the garden which leads off Woodthorpe Road and Hannon Road.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to 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

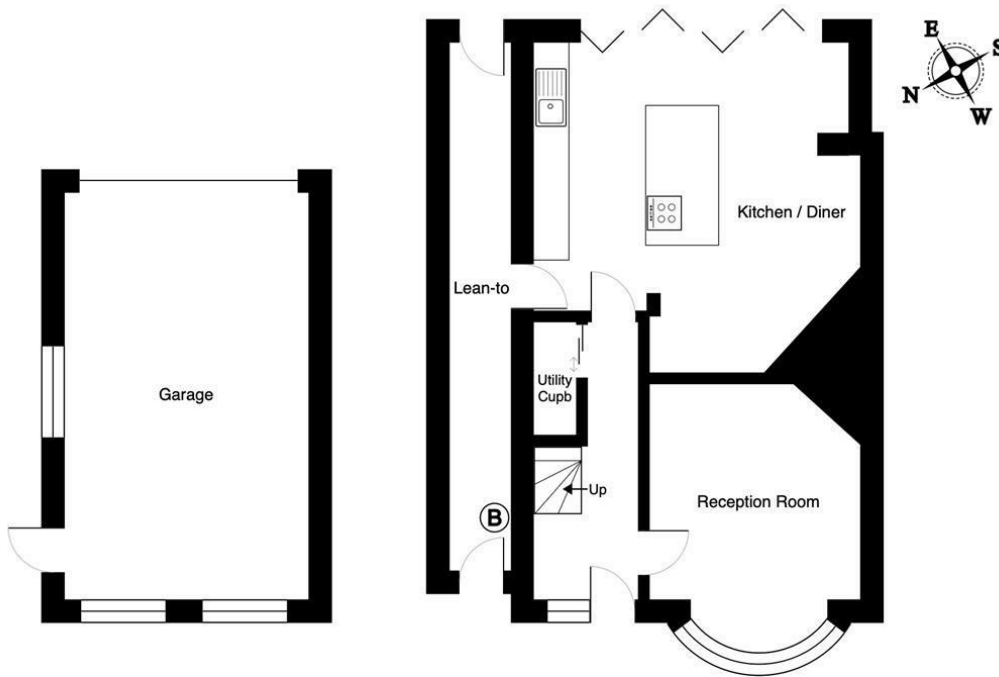
The vendor has informed us that the property is located within Birmingham City Council - Band C





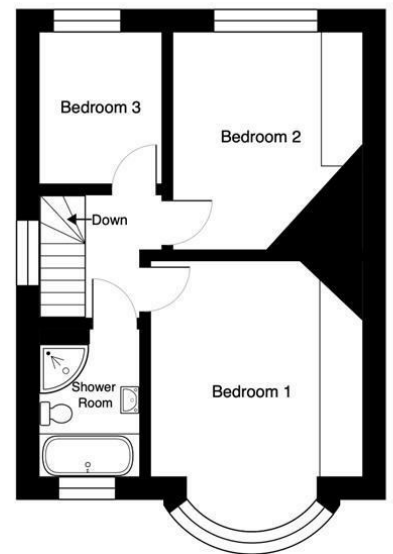
Ground Floor

Area: approx 66.6 m² ... 716 ft²



First Floor

Area: approx 43.1 m² ... 464 ft²



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Total Area: approx 109.6 m² ... 1180 ft² (excluding garage)

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.

