



HERITAGE ESTATE AGENCY



272 Brandwood Road, Kings Heath, Birmingham, B14 6LD

£260,000

A Three Bedroom Property



**Brandwood Road comprises in further detail:**

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

Entrance Porch

Windows to front and side aspects, ceiling light point, wood effect flooring, radiator and door to:

Entrance Hallway

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

Under Stair Storage Pantry

Window to side aspect, wall mounted light point, shelving, wood effect flooring, gas and electric meters.

Reception Room One 11'11" max x 10'11" max

Bay window to front aspect, coved ceiling, ceiling light point with fan, two wall mounted light points, wooden flooring, radiator, feature fire surround and hearth.

Reception Room Two 11'10" x 10'9" max

Coved ceiling, ceiling light point with fan, extractor fan, three wall mounted light points, wooden flooring, feature fire surround and hearth and patio door to:

Conservatory 9'1" x 13'

Obscured windows to side aspect, window to rear aspect, two patio doors to rear aspect opening to rear garden, ceiling light point with fan, wall mounted light point, tiled flooring, radiator, sliding door to ground floor w.c.

Kitchen 7'11" x 5'11"

Windows to rear and side aspects, ceiling light point, extractor fan, tiled walls, heated towel rail 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, space for cooker with extractor hood over and door to side aspect opening to:

Garage/Store 32'11" x 6'2"

Double doors to front aspect, door to rear aspect opening to rear garden, multiple ceiling strip lights, wall mounted boiler, cast iron stove with flue and doors to:

Ground Floor W.C.

Window to rear aspect, sliding door to conservatory, wall mounted light point, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Storage Room 6'9" x 3'1"

Window to side aspect, ceiling light point and electric points.

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, loft access and doors to:

Bedroom One 11'11" x 11' max

Window to rear aspect, ceiling light point with fan, radiator, fitted wardrobes and over head storage cupboards.

Bedroom Two 12'5" max x 9'11" max

Bay window to front aspect, ceiling light point with ceiling rose, radiator and built-in storage cupboard.

Bedroom Three 6'10" x 7'1"

Oriel window to front aspect, ceiling light point and radiator.

Bathroom 7'11" x 5'11"

Obscured window to rear aspect, ceiling spot lights, two extractor fans, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with telephone style mixer tap and shower attachment over, corner shower cubicle with multi jet 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 conservatory or garage/store and benefits from paved area, lawn area with pond, pathway with steps down to further lawn area, raised planted beds and wooden Pergola.

Agent Notes:

1. We would advise interested parties that the sellers of the property will be acting as Executors and that Probate has been granted.
2. 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.
3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the rear garden of Brandwood Road backs on to 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.

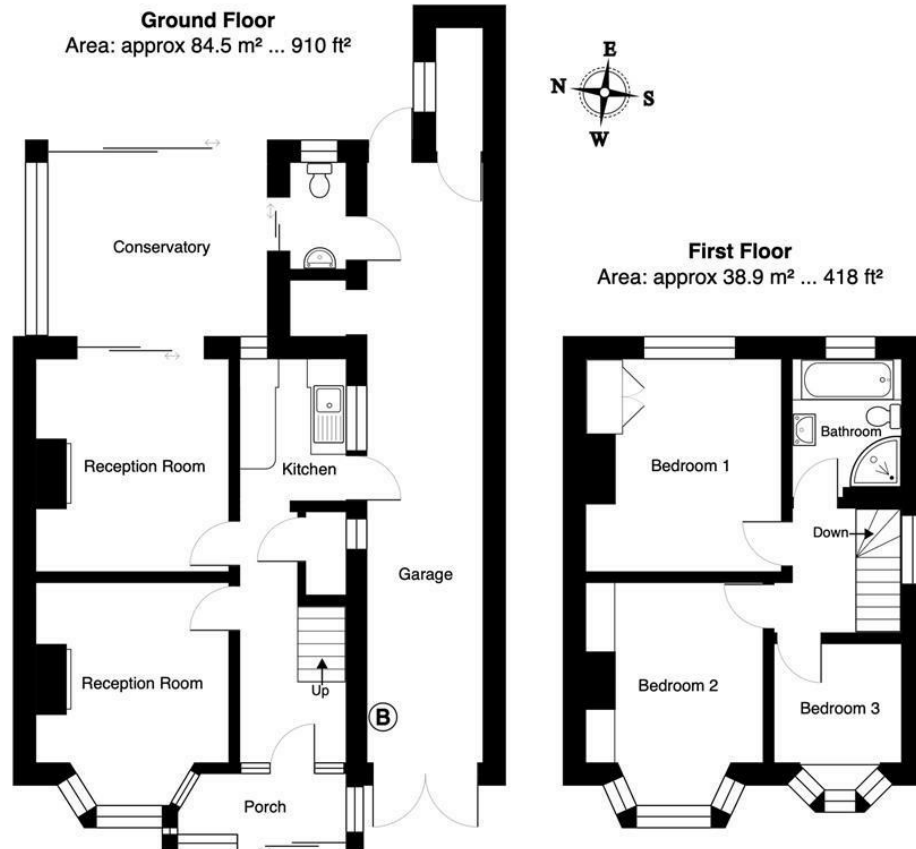
GENERAL INFORMATION

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





272 Brandwood Road, Kings Heath, Birmingham, B14 6LD.

Total Area: approx 123.4 m² ... 1328 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.

