



HERITAGE ESTATE AGENCY



23 Brandwood Road, Kings Heath, Birmingham, B14 6HB

£485,000

A Four Bedroom Semi-Detached 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, planted bed, gravel area, driveway leading to gated side access, garage and main entrance door opening to:

Entrance Porch

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

Entrance Hallway

Obscured window to front aspect, obscured internal window to side aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation with under stair storage cupboard, radiator and doors to:

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

Bay window to front aspect with feature archway, two ceiling light points, feature beams to ceiling, radiator and feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 17'3" max x 12'3" max

Bay window with door to rear aspect opening to rear garden, feature archway, two ceiling light points, feature beams to ceiling, radiator and feature fire surround with coal effect gas fire set on hearth.

Dining Kitchen 11'5" x 16' max

Window to rear aspect, two obscured windows to side aspect, two ceiling light points, tiled flooring, wall mounted boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker, space for dish washer, radiator, built-in cabinet and door to:

L Shaped Utility Room 7'11" max x 6'5" max

Door to side aspect opening to rear garden, ceiling light point,

wood effect flooring, plumbing for washing machine with space for tumble dryer above, wash hand basin with mixer tap over set on vanity unit and door to:

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, wood effect flooring 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, built-in storage cupboard, radiator and doors to:

Bedroom One 14'10" max x 12'3" max

Window to rear aspect, ceiling light point, picture rail, wood effect flooring, radiator and feature fire surround.

Bedroom Two 12'3" max x 12'4" max

Window to front aspect, ceiling light point, picture rail, part panelled walls, radiator and feature fire surround.

Bedroom Three 11'5" x 9'9"

Window to rear aspect, ceiling light point and radiator.

Bedroom Four 8'3" x 8'5"

Window to front aspect, ceiling light point, wood effect flooring and radiator. (With some restricted head height)

Bathroom 11'6" max x 5'11" max

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and electric shower over, pedestal wash hand basin and built-in storage cupboard.





Separate W.C.

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

Outside

Rear Garden

Accessed via a gated side access, reception room two or the utility and benefits from crazy paved patio, step up to lawn area, step up to covered patio area, raised planted beds and shaped planted beds.

Garage 13'11" x 8'7"

Double doors to front aspect, window to side aspect, ceiling light point and wall mounted electric meter.

Agent Note:

Brandwood Road is currently tenanted. We understand the fixed term of the Assured Shorthold Tenancy Agreement [expired on (date)]/[is due to expire on (date)] and that the tenancy is continuing on a month to month basis.

Heritage Estate Agency Limited would stress that the above is based on information provided by the seller. The Agent can not verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters effecting the property 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.

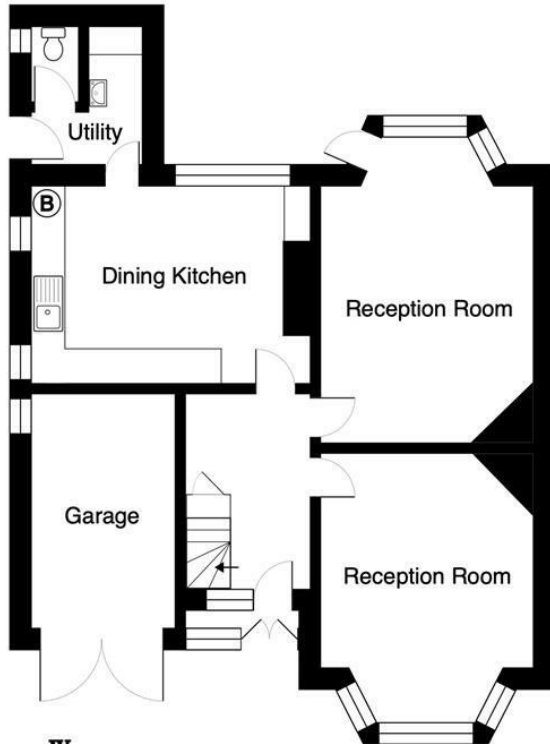
COUNCIL TAX BAND

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





Ground Floor
Floor Area: approx 81.4 m² ... 877 ft²



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



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Total Area: approximately 150.3 m² ... 1618 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information
Contact the 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

