



HERITAGE ESTATE AGENCY



47 Brandwood Park Road, Kings Heath, Birmingham, B14 6QY
£180,000

A Three Bedroom Semi-Detached Property



**Brandwood Park Road comprises in further detail:**

The property is set back from the road and approached via fore garden with hedgerow to front and pathway leading to:

Open Canopy Porch

Main entrance door opening to:

Entrance Hallway

Windows to front aspect, ceiling light point, stairs rising to first floor accommodation with under stair storage cupboard and doors to:

Through Lounge/Dining Room 26'2" max x 9'11" max

Bay window to front aspect, windows to rear aspect with door opening to rear garden, two ceiling light points, radiator and gas fire.

Kitchen 9'2" x 7'11"

Window to rear aspect, door to side aspect opening to lean to, ceiling light point, a range of wall and base units, inset sink and drainer unit, space for cooker and plumbing for washing machine.

First Floor Accommodation

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

Landing

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

Bedroom One 13'6" max x 10'

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

Bedroom Two 13' x 9'9"

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

Bedroom Three 9'5" x 8'

Window to rear aspect, ceiling light point and radiator.

Bathroom 7'4" x 5'7"

Window to front aspect, ceiling light point, built-in airing cupboard and a bathroom suite comprising: panelled bath, pedestal wash hand basin and low level flush w.c.

Outside**Rear Garden**

Accessed via the through lounge/dining room or the lean to with access to rear garage.

Rear Garage

Double doors to front aspect.

Agent Notes:

- 1 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.
2. We would advise interested parties that the seller of the property is acting as an Executor and Probate has been granted.
3. We would advise interested parties that there is a shared driveway to the rear of the property which leads off Kernthorpe Road.





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 B





VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

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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.

