



# HERITAGE ESTATE AGENCY



**15 Southminster Drive, Kings Heath, Birmingham, B14 6DA**

**£450,000**

**A Two Bedroom Detached Bungalow**





**Southminster Drive comprises in further detail:**

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

**Entrance Porch**

Window to front aspect, ceiling light point, built-in cupboard housing gas meter, tiled flooring and door to:

**Entrance Hallway**

Window to front aspect, coved ceiling, two ceiling light points, loft access housing boiler, built-in storage cupboard, wood effect flooring, radiator and door to:

**L Shaped Lounge 14'11" max x 18'4" max**

Window to rear aspect overlooking sun lounge/conservatory, coved ceiling, two ceiling light points, wood effect flooring, two radiators, coal effect gas fire set on hearth and patio doors opening to:

**Sun Lounge/Conservatory 10'1" x 25'8" excl recess**

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, suspended down lights, two wall mounted light points, tiled flooring and radiator.

**Rear Lobby**

Ceiling light point, tiled flooring and doors to:

**Kitchen 9'4" x 14'2"**

Window to rear aspect overlooking sun lounge/conservatory, door to entrance hallway, coved ceiling, ceiling spot lights, ceiling light point, tiled flooring, radiator 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, integrated oven with four ring electric hob and concealed extractor hood over, fridge and dishwasher.

**Utility Room 4'7" max x 15'8" max**

Sky light, two ceiling light points, tiled flooring, a range of wall and base units with inset sink unit, washing machine and freezer and door to:

**Double Garage 16'4" max x 15'1" max**

Up and over door to front aspect, sky light and ceiling strip light.

**Bedroom One 15'9" max x 11'9" max into wardrobe**

Bay window to front aspect, ceiling light point, radiator, a range of fitted wardrobes with cupboards above and sliding door to:

**En-Suite Shower Room 3' x 7'7"**

Coved ceiling, ceiling light point, extractor fan, part tiled walls and a suite comprising: shower cubicle with wall mounted electric shower over, wall mounted wash hand basin and low level flush w.c.

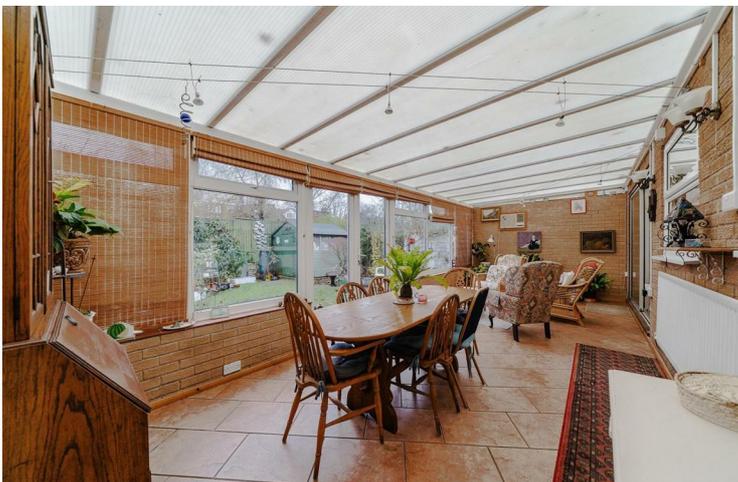
**Bedroom Two 16'4" max x 9'5" max**

Half bay window to front aspect, ceiling light point, radiator and a range of fitted wardrobes and storage cupboards.

**Family Bathroom 10'9" max x 7'8" excl recess**

Obscured window to front aspect, ceiling spot lights, tiled walls and flooring, column style vertical radiator and a bathroom suite comprising: panelled bath, shower cubicle with mixer shower over, vanity unit with inset wash hand basin and inset low level flush w.c.

**Outside**





### **Rear Garden**

Accessed via the sun lounge/conservatory and benefits from paved patio area, lawn area, planted beds and shed.

### **Agent Note:**

We are advised by the vendors of Southminster Drive that the property is located in an area which is the subject of a Tree Preservation Order.

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**

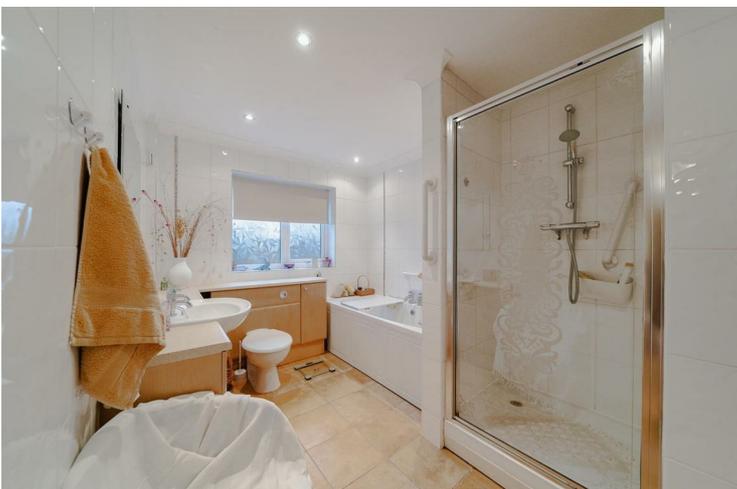
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### **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.

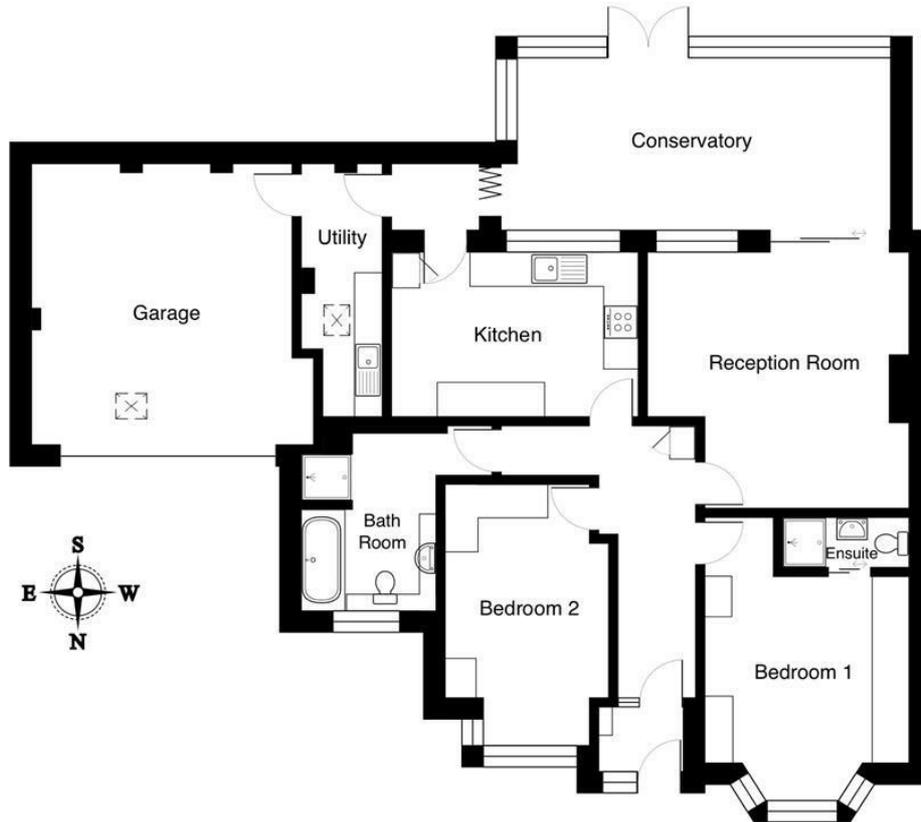
### **COUNCIL TAX BAND**

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





Ground Floor  
 Floor Area: 143.8 m<sup>2</sup> ... 1548 ft<sup>2</sup>



15 Southminster Drive, Kings Heath, B14 6DA.

Total Area: approximately 143.8 m<sup>2</sup> ... 1548 ft<sup>2</sup>

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

**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.

