



# HERITAGE ESTATE AGENCY



**64 Brentford Road, Kings Heath, Birmingham, B14 4DG**

**£270,000**

**A Three Bedroom Mid Terrace Property**





### **Brentford Road comprises in further detail:**

The property is set back from the road and approached via public footpath leading to gravelled fore garden with hedgerow to front, shared pathway leading to gated side access and step up to:

#### **Enclosed Porch**

Windows to front and side aspects, wall mounted light point and door to:

#### **Entrance Hallway**

Ceiling light point, wood effect flooring, stairs rising to first floor accommodation, sliding door to family/dining kitchen and door to:

#### **Lounge 15'2" max x 11'11" max**

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

#### **Family Room/Dining Kitchen 19'11" max x 15'3" max**

Window to rear aspect, French style doors to rear aspect opening to rear garden, two Velux windows, ceiling spot lights, ceiling light point, two built-in storage cupboards, wood effect flooring, two vertical style contemporary radiators and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring induction and extractor hood over, integrated dishwasher, fridge and freezer, plumbing for washing machine and door to:

#### **Ground Floor W.C.**

Ceiling light point, wood effect tiled flooring, corner pedestal wash hand basin with mixer tap over and low level flush w.c.

#### **First Floor Accommodation**

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

#### **Landing**

Ceiling light point, loft access, built-in airing cupboard housing boiler and doors to:

#### **Bedroom One 13'11" x 9'5" max**

Window to rear aspect, ceiling light point and radiator.

#### **Bedroom Two 11'11" x 9'6" max**

Window to front aspect, ceiling light point and radiator.

#### **Bedroom Three 9'5" x 7'3"**

Window to front aspect, ceiling light point and radiator.

#### **Bathroom 6'8" x 7'4"**

Obscured window to rear aspect, ceiling light point, extractor fan, tiled walls and flooring, built-in shelving, heated towel rail and a bathroom suite comprising: P shaped bath with mixer tap and shower attachment over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Outside**

##### **Rear Garden**

Accessed via a gated shared side passageway or the family room/dining kitchen and benefits from paved





patio with door to brick built store, lawn area with pathway to further lawn area, planted bed and raised patio to rear.

#### **Agent Note:**

Heritage Estate Agency feel it prudent to advise potentially interested parties that the title has a restrictive covenant which prohibits a driveway or accessway or forecourt.

The vendor(s) 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 vendor(s) 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.

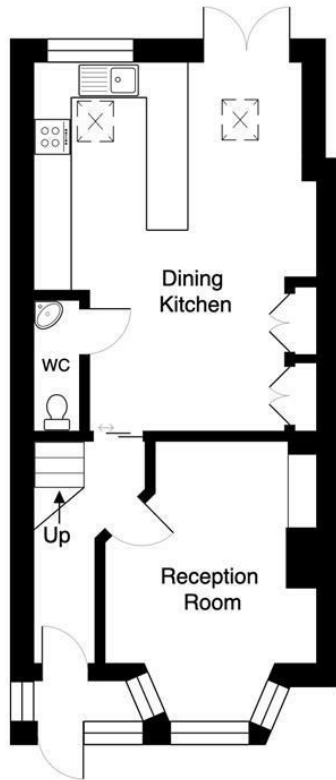
#### **COUNCIL TAX BAND**

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

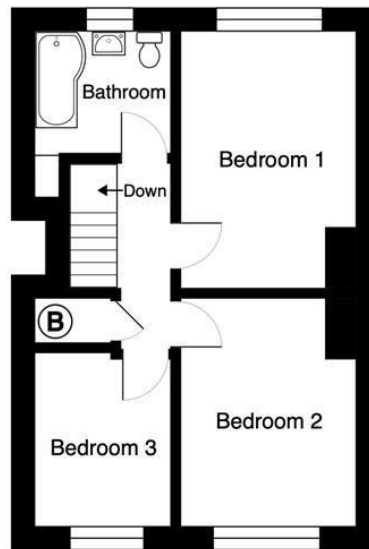




**Ground Floor**  
Floor Area: 49.2 m<sup>2</sup> ... 530 ft<sup>2</sup>



**First Floor**  
Floor Area: 42.2 m<sup>2</sup> ... 454 ft<sup>2</sup>



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**Total Area: approximately 91.4 m<sup>2</sup> ... 984 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'

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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.

