



HERITAGE ESTATE AGENCY



**10 Millbrook Gardens, Moseley/Kings Heath, Birmingham, B13
0AD**

A Three Bedroom Semi-Detached Property





Millbrook Gardens comprises in further detail:

The property is set back from the road and approached via fore garden with lawn area, block paved driveway with EV charger leading to gated side access and main entrance door opening to:

Entrance Hallway 18' max x 6'8" max

Two ceiling light points, wood effect flooring, stairs rising to first floor accommodation with built-in cupboards beneath, radiator and doors to:

Ground Floor W.C.

Ceiling light point, extractor fan, radiator, corner wall mounted wash hand basin and low level flush w.c.

Lounge 17'5" max x 10'9"

Bay window to front aspect, two ceiling light points, wood effect flooring and radiator.

Dining Kitchen 12'5" max x 17'7" max

Window to rear aspect, door with windows to side to rear aspect opening to rear garden, two ceiling light points, tiled flooring, radiator 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, integrated double oven and five ring gas hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher, space for tumble dryer, breakfast bar and concealed boiler.

First Floor Accommodation

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

Landing

Two ceiling light points, loft access, built-in storage cupboard and doors to:

Bedroom One 12'11" max x 10'5"

Window to rear aspect, two ceiling light points, radiator and door to:

En-Suite Shower Room 4'6" x 5'11"

Ceiling spot lights, part tiled walls, radiator and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Bedroom Two 10'3" x 10'5"

Window to front aspect, ceiling light point and radiator.

Bedroom Three 9'4" x 6'11"

Window to rear aspect, ceiling light point and radiator.

Family Bathroom 5'5" x 6'11"

Obscured window to front aspect, ceiling light point, extractor fan, electric shaver socket, part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access or the dining kitchen and benefits from paved area and lawn area with pathways to side leading to paved patio.



**Agent Note:**

We understand from the vendors that the property is subject to a Service Charge for communal areas as below:

Service Charge - £243.58 per six months (for the period 01.07.25 to 31.12.25)

The vendor has provided the information relating to the service charge 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 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

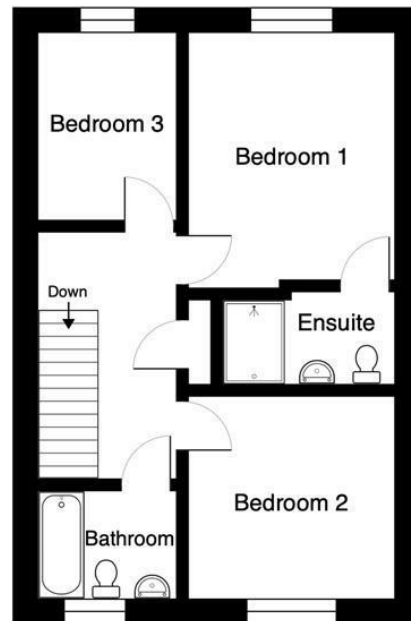
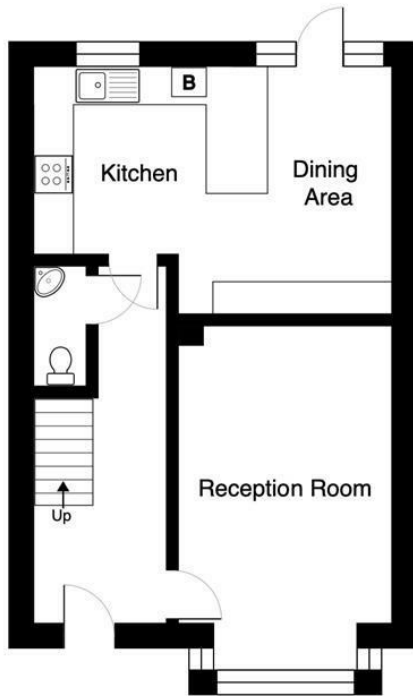
The vendor has informed us that the property is located within Birmingham City Council - Band D





Ground Floor
Floor Area: approx 49.2 m² ... 529 ft²

First Floor
Floor Area: approx 48.2 m² ... 519 ft²



10 Millbrook Gardens, Birmingham, B13 0AD.

Total Area: approximately 97.4 m² ... 1048 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

