



HERITAGE ESTATE AGENCY



**272 Brook Lane, Kings Heath/Billesley Border, Birmingham, B13
0TQ**

A Three Bedroom Semi-Detached Property





Brook Lane comprises in further detail:

The property is set back from the road and approached via driveway leading to gated shared side access and step up to:

Open Canopy Porch

Main entrance door opening to:

Entrance Hallway

Obscured window to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator, opening to kitchen and doors to:

Reception Room One 11'11" excl bay x 11'10" max

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

Reception Room Two 12'9" x 11'4" max

Windows and door to rear aspect opening to rear garden, ceiling light point, wood effect flooring and radiator.

Kitchen 13'1" max x 6'5" max

Door to side aspect opening to rear garden, ceiling spot lights, wall mounted boiler, radiator 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 electric hob and extractor hood over, space for fridge/freezer, plumbing for washing machine and door to:

Ground Floor W.C.

Obscured window to side aspect, ceiling light, point, wall mounted wash hand basin 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 and doors to:

Bedroom One 12'11" x 11'3" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Two 12' x 11'8" max

Window to front aspect, ceiling light point and radiator.

Bedroom Three 8'9" x 6'3"

Window to front aspect, ceiling light point, loft access and radiator.

Bathroom 7'3" max x 6'5" max

Obscured window to rear aspect, ceiling light point, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with chrome mixer shower and additional shower head over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated shared side access, reception room two or the kitchen and benefits from gravel seating area, shed, lawn area, blue slate chipped seating area and paved area with shed to rear.

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. Heritage Estate Agency advise potentially interested parties that Assemblies of the First Born Pentecostal Church and Swanshurst School are close by.

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.

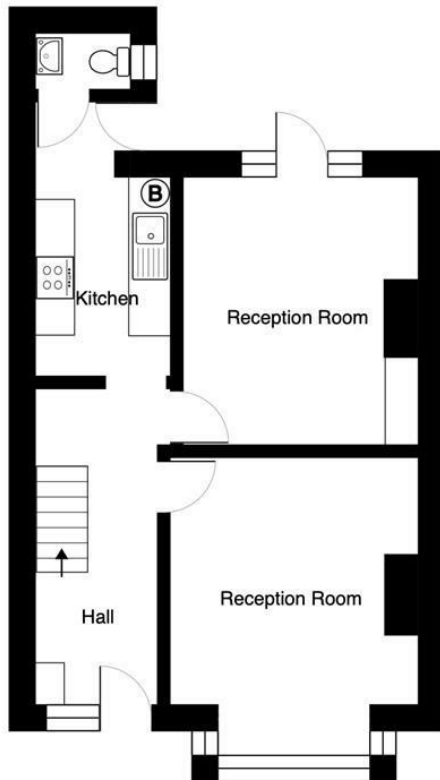
COUNCIL TAX BAND

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

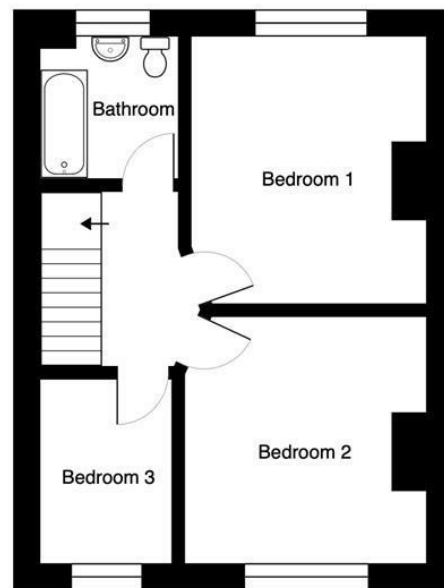




Ground Floor
Area: approx 48.0 m² ... 517 ft²



First Floor
Area: approx 43.9 m² ... 472 ft²



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Total Area: approx 91.9 m² ... 989 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact 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.

