

Brandwood Road Kings Heath B14 6HB



WELL PRESENTED FOUR BEDROOM SEMI DETACHED RESIDENCE with glorious rear garden and off road parking to the frontage. VIEWING ESSENTIAL. EP Rating D.

The property is set with tarmac driveway offering off road parking, blue brick border to side with a range of plants and shrubs, gated access to side and step up into:

PORCH

With double glazed door with further Front Door opening into:-

ENTRANCE HALLWAY

With central heating radiator, parquet flooring and **UNDERSTAIRS STORE**.

FRONT RECEPTION ROOM 12'3 x 15'4 into bay (3.73m x 4.67m into bay)

With double glazed windows to front bay and central heating radiator.

There are folding doors between the two reception rooms which can be used to separate them.

REAR RECEPTION ROOM 11'08 x 17'2 max into bay (3.56m x 5.23m max into bay)

With double glazed windows to rear aspect, UPVC door opening onto rear garden, central heating radiator and brick built fire place with log burner fire.

BREAKFAST KITCHEN 16'00 into recess x 11'4 (4.88m into recess x 3.45m)

With double glazed window to side aspect, under floor heating and sliding patio door leading to rear. The kitchen is fitted with a range of base cupboards and drawer units with work surface over, matching wall mounted cabinets and display shelving, one and half bowl stainless steel sink and drainer unit with mixer tap, integral double oven, gas hob, integral fridge, microwave, integral dishwasher and tiling to splashback area.

UTILITY ROOM 5'1 x 6'7 (1.55m x 2.01m)

With space and plumbing for washing machine, space for further white goods and door leading out to side entrance.

DOWNSTAIRS W/C

With double glazed opaque window to rear and side aspect, low level W.C and vanity wash hand basin.

Stairs rise from **ENTRANCE HALLWAY** up to **FIRST FLOOR** landing with double glazed window to front aspect, access to loft space and storage cupboard to eaves.

BEDROOM ONE 12'4 x 12'3 (3.76m x 3.73m)

With double glazed window to front aspect, central heating radiator and feature fireplace with tiled hearth.

BEDROOM TWO 12'3 x 15'1 (3.73m x 4.6m)

With double glazed window to rear aspect, central heating radiator, built in wardrobes and feature fire place with tiled hearth.

BEDROOM THREE 11'5 x 9'8 (3.48m x 2.95m)

With double glazed window to rear aspect and central heating radiator.

BEDROOM FOUR 8'6 x 8'1 max (2.59m x 2.46m max)

With double glazed window to front aspect and central heating radiator.

BATHROOM 11'5 max x 6' (3.48m max x 1.83m)

With double glazed opaque window to rear aspect and heated towel rail. The bathroom comprises vanity wash hand basin with cupboard and drawers below, panelled bath with electric shower over, tiling to walls and airing cupboard.

SEPARATE W.C.

Low level w.c., double glazed opaque window to the side and tiling to walls.

OUTSIDE

REAR GARDEN

This glorious garden is accessed via rear reception room, sliding patio doors from the kitchen or utility room. Step out onto paved patio area with garden laid to lawn, pathways leading to rear of garden, herbaceous borders to side with a range of plants, shrubs and mature trees, external water and electricity supply. There is a greenhouse with grape vine,

GARAGE 16'02 x 8'07 (4.93m x 2.62m)

Housing Worcester Bosch combi boiler, access to the garage from the front and side of the property having lighting and power points.

TENURE

We are advised by the Vendor that the property is Freehold (Subject to Verification)

FIXTURES AND FITTINGS

All items of fixtures and fittings except those specifically mentioned in these sales particulars are excluded from the sale.

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

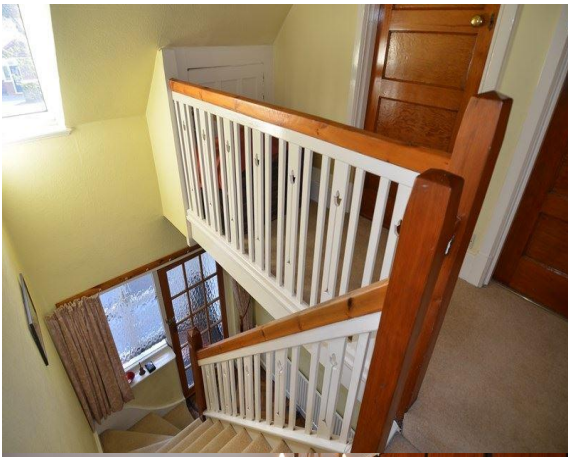
We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (134.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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