



HERITAGE ESTATE AGENCY



290a Brook Lane, Billesley, Birmingham, B13 0TQ

£375,000

A Two Bedroom Detached Cottage Style Property



**Brook Lane comprises in further detail:**

The property is approached via a shared driveway leading off Brook Lane leading to double gates opening to parking area and garden. Pathway leading to main entrance door opening to:

Entrance Porch

Windows to side aspect, wall mounted light point, wood flooring and door to:

Dining Room 10'7" x 15'2" excl chimney recess

Window to front aspect, window to side aspect, coved ceiling, ceiling light point with ceiling rose, wall mounted light point, quarry tiled flooring with under floor heating, stairs rising to first floor accommodation, feature fire place with tiled surround and hearth, door to study and further door to:

Kitchen 7'9" x 10'10" into door recess

Window to front aspect, obscured window to side aspect, two Velux windows, two ceiling light points, tiled flooring, wall mounted vertical style radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset Belfast style sink with mixer tap over, integrated oven with four ring gas hob and extractor hood over, integrated microwave and fridge, plumbing for dish washer and door to:

Utility Room 8' x 6'9"

Window to side aspect, ceiling light point, a range of wall and base units with work surface over and plumbing for washing machine.

Sitting Room 10'8" x 12'3" max

Window to front aspect, coved ceiling, ceiling light point with ceiling rose, column style radiator, feature fire surround with coal effect gas fire set on hearth, door to dining room and further door to:

Office 10'6" x 8'8"

Windows to front and rear aspects, ceiling light point, column style radiator and door to:

Ground Floor W.C.

High level window to side aspect, ceiling light point, extractor fan, heated towel rail, counter top wash hand basin with mixer tap over set on work surface and high level flush w.c.

First Floor Accommodation

Leading from the dining room stairs rise to first floor accommodation leading onto:

Landing

Window to rear aspect, ceiling light point, built-in storage cupboard and doors to:

Bedroom One 10'6" x 12'2" max

Window to front aspect, ceiling light point, two wall mounted light points, column style radiator, built-in wardrobe and door to:

En-Suite Bathroom 10'6" x 8'8" max

Window to front aspect, ceiling spot lights, loft access, extractor fan, wood flooring, built-in cupboard housing boiler, column style radiator, heated towel rail and a suite comprising: roll top bath with mixer tap over, walk-in shower cubicle with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

Bedroom Two 10'8" x 12' max

Window to front aspect, ceiling light point, loft access, radiator, tiled shower cubicle with mixer shower over, wash hand basin with mixer tap over encased in vanity unit.

Outside**Garden**

Parking area with detached timber garage, further detached double garage, lawn area, shed, block paved seating area and mature trees.

Timber Garage 18'11" x 11'10"

Double doors to front aspect, two wall mounted strip lights and power points.

Double Garage 19'8" x 20'8"

Double doors to front aspect, pedestrian door to side aspect, window to side aspect, ceiling strip lights and electric points.





Shed 6'6" x 22'9"

Power points.

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. The vendor informs us there is a right of way over the accessway from Brook Lane to the property which is not adopted, paying a proportionate part of the expense of maintaining the same.

3. Part of the land in the title is subject to a restriction that it can only be used as garden land.

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.

2. We understand from the vendor that they have an informal arrangement with a friend to occupy the property and that they have agreed to vacate the property prior to completion.

Heritage Estate Agency Limited would stress that the above is based on information provided by the seller. The Agent can not verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters effecting the property 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

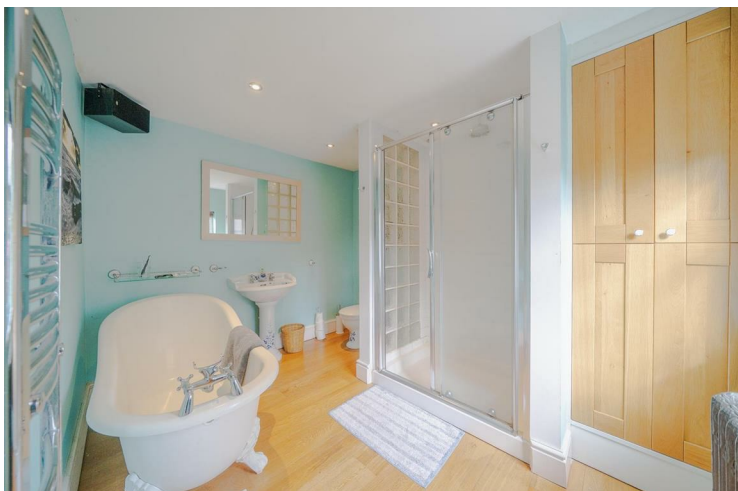
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

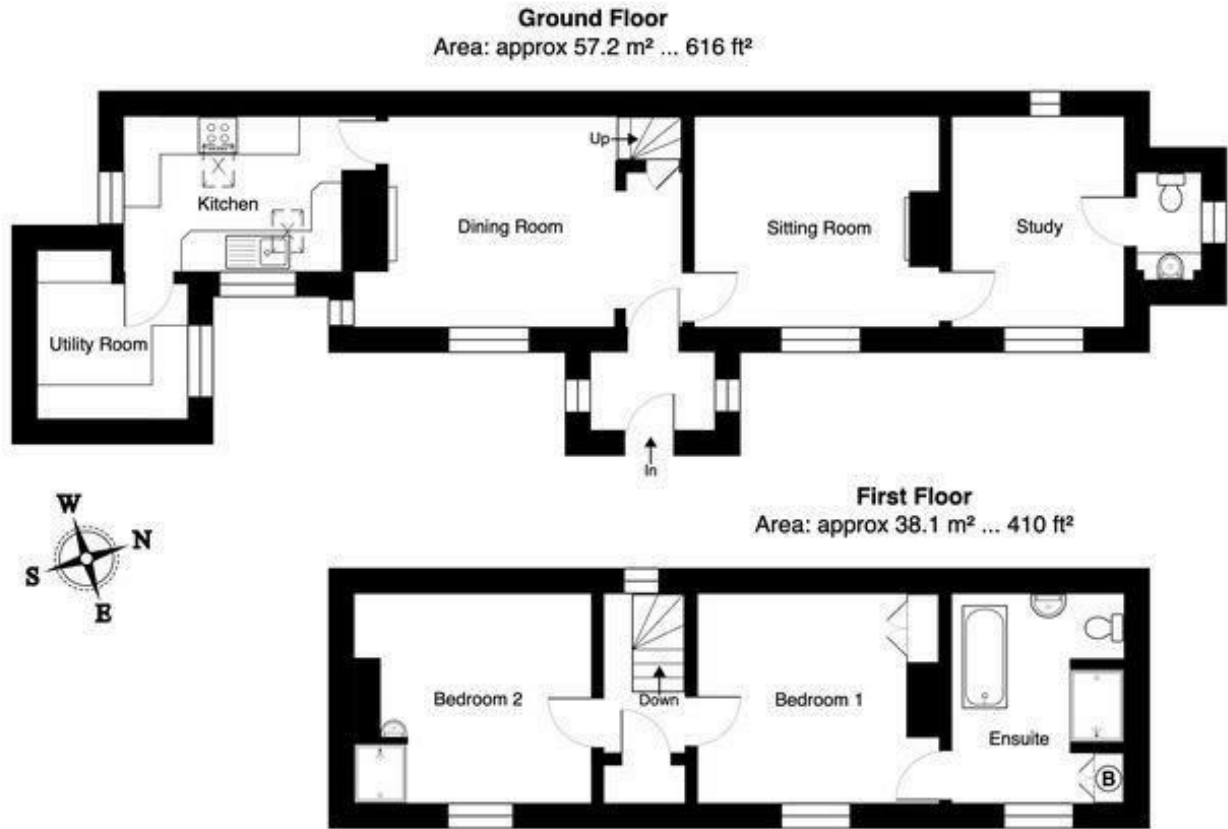
GENERAL INFORMATION

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





VIEWING By appointment through 'Heritage'

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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.

