



# HERITAGE ESTATE AGENCY



**27 Westminster Drive, Kings Heath, Birmingham, B14 6BG**

**£300,000**

**A Two Bedroom Detached Bungalow**





**Westminster Drive comprises in further detail:**

The property is set back from the road and approached via lawned fore garden, planted beds, gated side access, driveway leading to garage and pathway leading to:

**Open Canopy Porch**

Ceiling light point, door to bin store and main entrance door opening to:

**Entrance Hallway**

Ceiling light point, PIV (positive input ventilation) unit, loft access, built-in storage cupboard, radiator and doors to:

**Lounge 12'1" max x 10'9" excl recess**

Coved ceiling, ceiling light point, radiator and patio doors to:

**Conservatory 5'5" max x 10'4" max**

Windows to rear and side aspects, French style doors to rear aspect opening to rear garden, wall mounted light point and tiled flooring.

**Kitchen 9'5" x 7'9"**

Window to front aspect, ceiling light point, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit, cooker with extractor hood over, dishwasher, tumble dryer and undercounter fridge and space for washing machine.

**Bedroom One 13'10" x 8'10"**

Window to side aspect, ceiling light point and radiator.

**Bedroom Two 13'1" max x 7'10" max**

Window to side aspect, ceiling light point and radiator.

**Bathroom 7'4" x 5'6"**

Obscured window rear aspect, ceiling light point, extractor fan, part tiled walls, heated towel rail and a bathroom suite comprising: panelled bath with 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 conservatory and benefits from paved patio, lawn area, mature shrubs and trees.

**Garage 15'10" x 8'6"**

Up and over door to front aspect, obscured window to side aspect, ceiling light point, wall mounted boiler, hot and cold water taps.

**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.

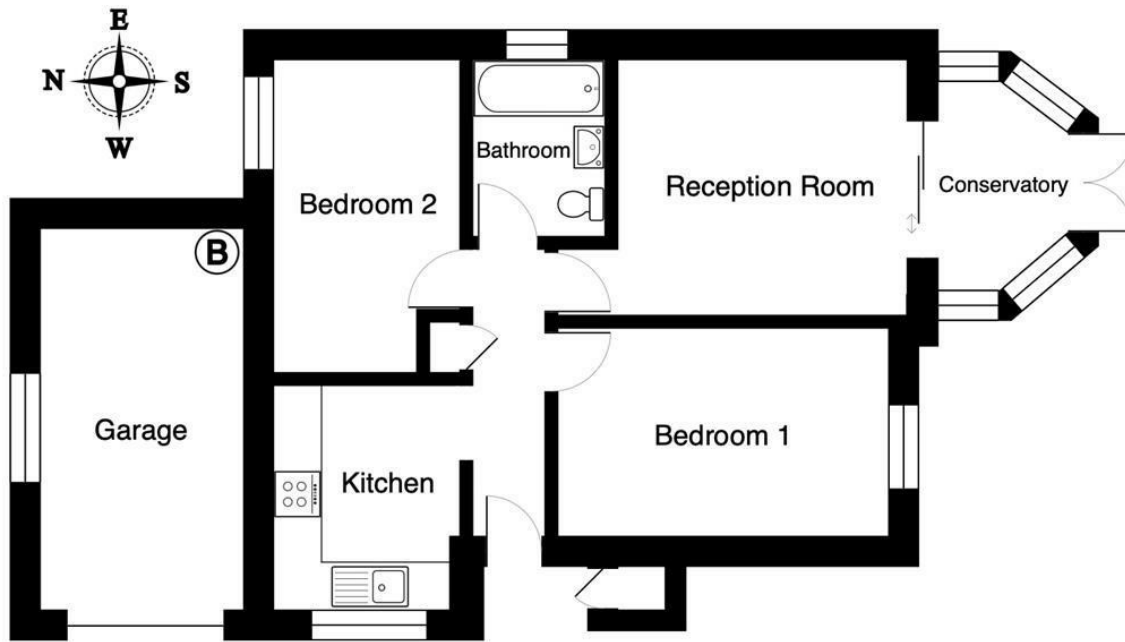
### **COUNCIL TAX BAND**

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





Ground Floor  
Floor Area: 71.1 m<sup>2</sup> ... 765 ft<sup>2</sup>



27 Westminster Drive, Kings Heath,  
Birmingham, B14 6BG.

Total Area: approximately 71.1 m<sup>2</sup> ... 765 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'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

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.

