



HERITAGE ESTATE AGENCY



5 Millbrook Road, Kings Heath, Birmingham, B14 6SE
£210,000

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 hedgerow to front, lawn areas, block paved driveway leading to gated rear access and steps up to:

Open Canopy Porch

Main entrance door opening to:

Entrance Hallway

Ceiling light point, wood effect flooring, stairs rising to first floor accommodation with cupboard beneath and doors to:

Store Room

Window to rear aspect, ceiling light point and shelving.

Reception Room One 10'9" max x 11'2"

Windows to front and side aspects, ceiling light point, part picture rail, radiator and wall mounted gas fire.

Reception Room Two 14'8" max x 11' max

Window to front aspect, ceiling strip light, dado rail, built-in cupboards to recesses, radiator, feature fire surround with inset gas fire set on hearth and bi-folding door to:

Kitchen 12'8" max x 8'2" max

Window to rear aspect, door to rear aspect opening to rear garden, ceiling light point, 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 with mixer tap over, space for cooker with extractor hood over and door to:

Utility

Obscured window to rear aspect, ceiling light point, wall mounted boiler, space for fridge/freezer and washing machine.

First Floor Accommodation

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

Landing

Window to side aspect, ceiling light point, loft access and doors to:

Bedroom One 14'8" max x 11' max

Window to front aspect, ceiling light point, picture rail and radiator.

Bedroom Two 11'3" x 10'8" max

Windows to front and side aspects, ceiling strip light, picture rail and radiator.

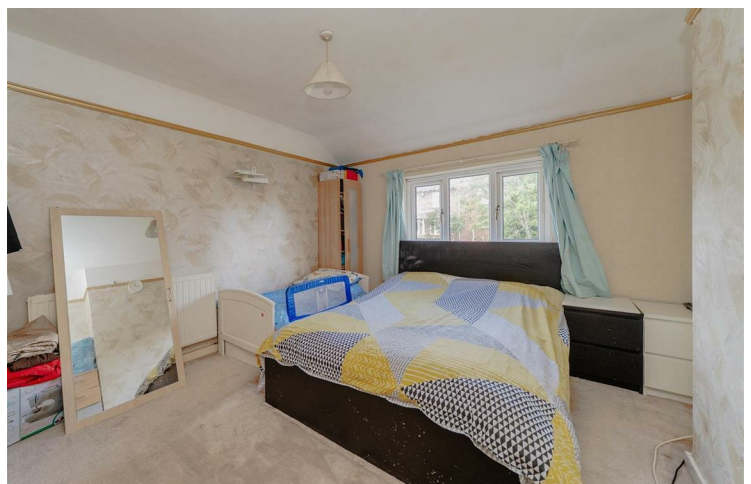
Bedroom Three 11'3" max x 8'4" max

Window to rear aspect, ceiling light point, radiator and fitted wardrobe with sliding doors.

Bathroom 12'1" max x 5'4" max

Two obscured windows to rear aspect, two ceiling light point, extractor fan, radiator, part tiled walls and a bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.

Outside





Rear Garden

Accessed via a gated side access or the kitchen and benefits from paved area, lawn area and further paved area with double shed.

Agent Note:

The vendor has informed us the property has solar panels which generated £153.87 for the period 18.04.26 to 14.07.26.

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

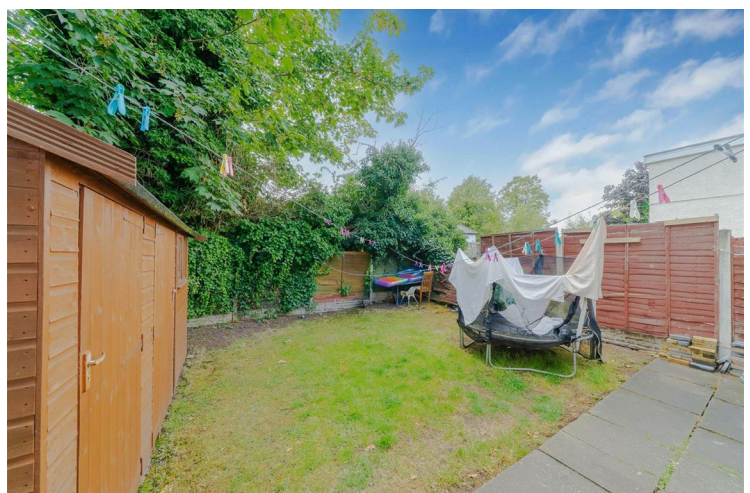
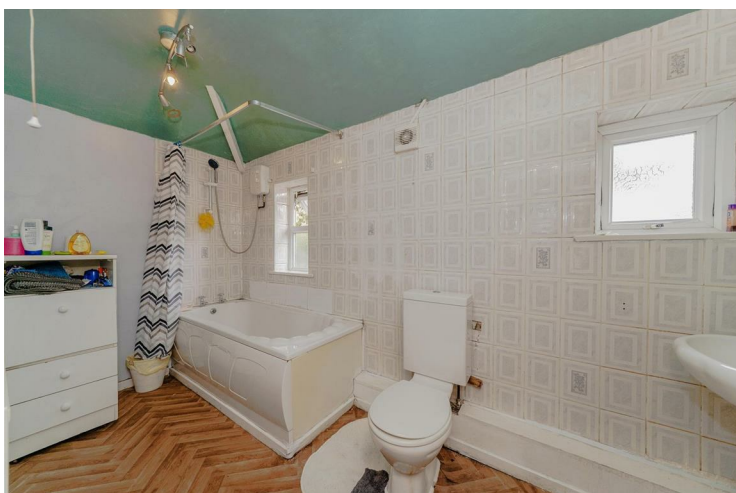
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

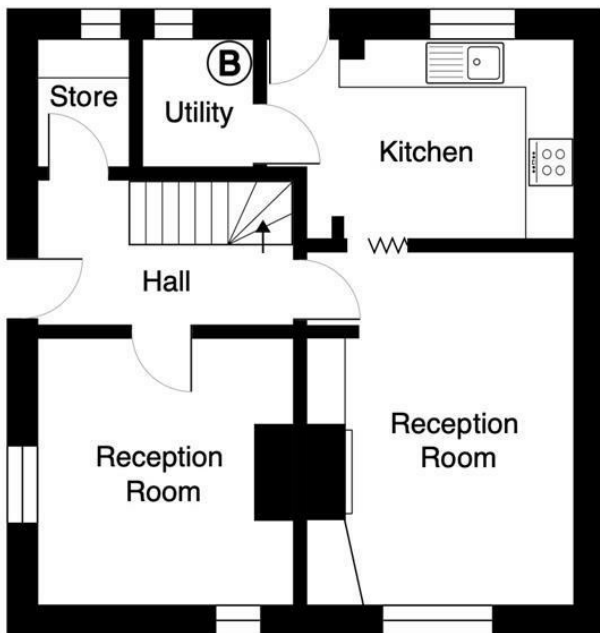
COUNCIL TAX BAND

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

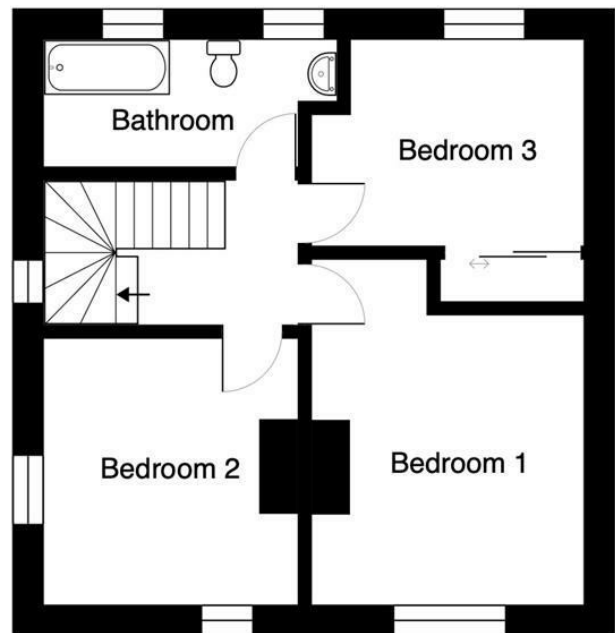




Ground Floor
Floor Area: 48.4 m² ... 521 ft²



First Floor
Floor Area: 48.8 m² ... 526 ft²



5 Millbrook Road, Kings Heath, Birmingham.

Total Area: approximately 97.2 m² ... 1047 ft²

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

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	71	82
	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	

