



Broom Drive, Kings Heath

Offers Around £265,000

- DRIVEWAY
- LOUNGE DINER
- CONSERVATORY
- THREE GOOD SIZE BEDROOMS
- REAR GARDEN
- PORCH
- KITCHEN
- GUEST CLOAKS & UTILITY
- BATHROOM
- CUL DE SAC LOCATION

A superbly presented townhouse in this most pleasant cul de sac location.

There is the benefit of local shops at the junction of Brandwood Road and Broad Lane, and the property benefits from easy access to Kings Heath centre where there is a variety of shops, restaurants and hostelrys along the Alcester Road. There is also access via the main A435 to junction 3 of the M42 motorway (via the Hollywood bypass) forming part of the midlands motorway network with access to the M5, M6, and M40.

There are railway stations at Yardley Wood and Kings Norton offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham and surrounding suburbs.

A block paved driveway leads to

PORCH

Having entrance door leading to

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the kitchen, lounge diner and

GUEST CLOAKS/UTILITY

Having recessed lights, vanity unit with wc and wash hand basin, tiled floor, sliding doors to storage and space and plumbing for washing machine and tumble dryer

KITCHEN

11'10" x 6'11" (3.61m x 2.11m)



Having double glazed window to front aspect, a range of wall and base units with roll top worksurface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, space for cooker, space and plumbing for dishwasher, space for fridge freezer, ceiling light point, central heating radiator and tiled floor

LOUNGE DINER

11'11" max x 18'7" (3.63m max x 5.66m)



Having two ceiling light points, two central heating radiators, double glazed French doors to the rear garden, laminate flooring and double glazed sliding doors to

CONSERVATORY

9'1" x 8'8" (2.77m x 2.64m)



Having ceiling light point, central heating radiator, double glazed French doors to rear garden and double glazed windows

FIRST FLOOR LANDING

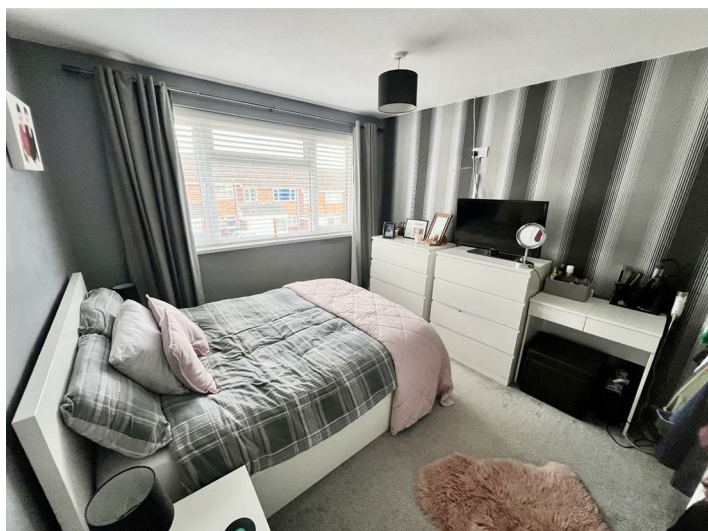
Having ceiling light point, loft access and doors off to the three bedrooms and family bathroom

BEDROOM ONE
12'2" x 10'1" (3.71m x 3.07m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM TWO
11'10" x 10'0" (3.61m x 3.05m)

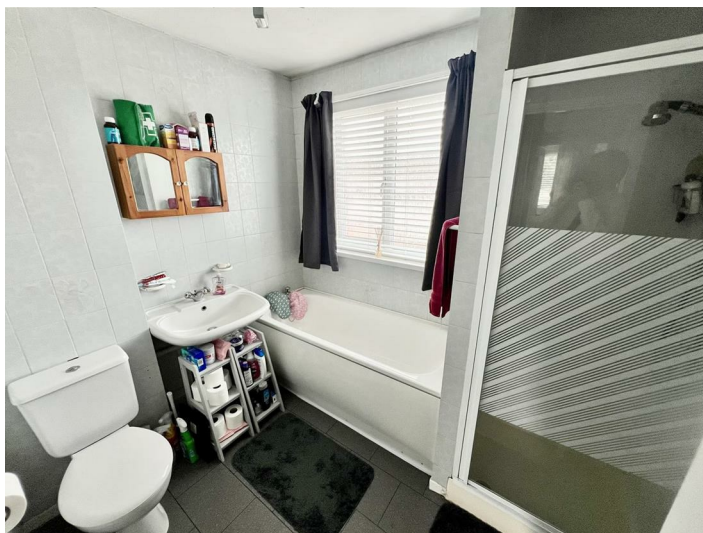


Having double glazed window to front elevation, ceiling light point, central heating radiator and built in wardrobe

BEDROOM THREE
10'10" max x 8'3" (3.30m max x 2.51m)

Having double glazed window to rear elevation, ceiling light point and central heating radiator

BATHROOM



Having double glazed window to front elevation, panel bath, shower cubicle with electric shower, pedestal wash hand basin, low level wc, ceiling light point and central heating radiator

OUTSIDE

REAR GARDEN



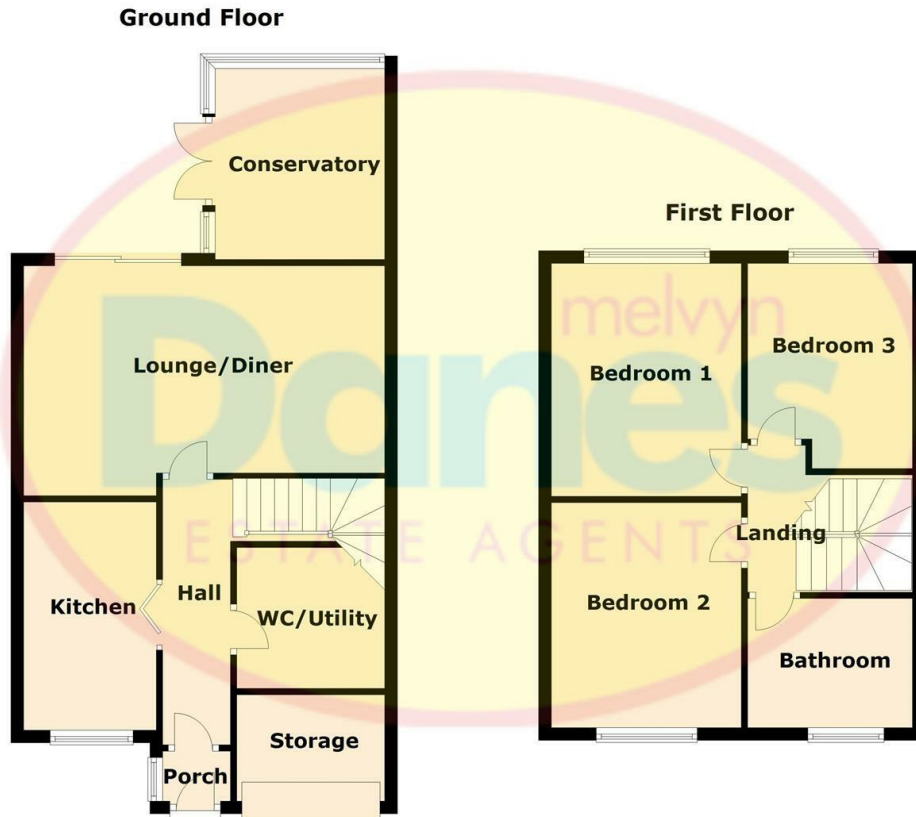
A low maintenance rear garden with paved patio and artificial grass

STORAGE

Having electric door to the front driveway, ceiling light point and wall mounted gas central heating boiler

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE
We are advised that the property is Freehold but as yet we have not been able to verify this

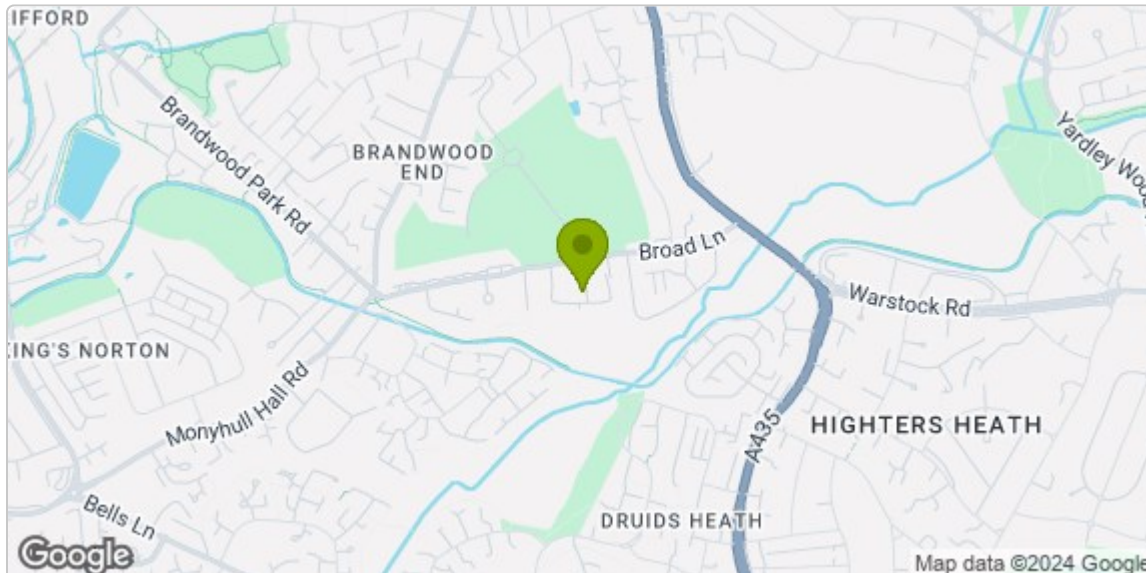
VIEWING
By appointment only please with the Shirley office on .

COUNCIL TAX - Band B

THE CONSUMER PROTECTION REGULATIONS
The agent has not tested any apparatus, equipment, fixtures and fittings or services 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 own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

AGENTS NOTE
Under the terms of the estate agency act 1979 we would like to make all interested parties aware that this property is owned by an employee of Melvyn Danes Estate Agents



Full Postal Address:
8 Broom Drive Kings Heath
Birmingham B14 5BA

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	