

19 Hartswell Drive Kings Heath B13 0PE



VERY WELL PRESENTED, FOUR BEDROOM DETACHED RESIDENCE offering off road parking and integral garage. Situated in the popular cul de sac location. EP RATING B.

The property is set behind a small foregarden laid to lawn and block paved driveway. UPVC door leading into:

ENTRANCE HALL

With central heating radiator, understairs store, door to garage, tiled flooring and spotlights to ceiling.

DINING ROOM 13'03 x 9'00 (4.04m x 2.74m)

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

LIVING ROOM 16'09 x 12'04 (5.11m x 3.76m)

With double glazed patio doors leading out to the rear garden, two central heating radiators and electric flame fire with tiled surround.

DOWNSTAIRS W/C

With close coupled w.c, wash hand basin, double glazed window and central heating radiator.

KITCHEN 16'04 x 9'09 (4.98m x 2.97m)

With double glazed window and central heating radiator. The kitchen is fitted with a range of base cupboard and drawer units with work surface over, matching wall mounted cabinets, stainless steel sink and drainer unit with mixer tap, Neff electric cooker with five ring gas hob and built in Neff dishwasher. To the left of the kitchen you have a utility area with an additional stainless steel sink and mixer tap and built in w/m.

Stairs rise from **GROUND** floor to **FIRST** floor landing:

LANDING

With central heating radiator, loft hatch and storage cupboard.

BEDROOM ONE 15'03 x 10'01 into recess (4.65m x 3.07m into recess)

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

BEDROOM TWO 12'04 x 14'03 max (3.76m x 4.34m max)

With double glazed window to front aspect, central heating radiator and door leading into:

ENSUITE 6'08 x 5'02 (2.03m x 1.57m)

With double glazed window to side aspect, central heating radiator. The ensuite comprises of free standing shower cubicle with electric shower, close coupled w.c and wash hand basin.

BEDROOM THREE 12'00 x 8'05 min x 11'09 max (3.66m x 2.57m min x 3.58m max)

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

BEDROOM FOUR 10'03 x 8'05 (3.12m x 2.57m)

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

BATHROOM 7'00 x 6'08 (2.13m x 2.03m)

With double glazed window to side aspect, tiling to walls, and central heating radiator. Three piece suite comprising of close coupled w.c, wash hand basin, panelled bath with mixer tap and shower over.

OUTSIDE

GARAGE 17'08 x 8'02 (5.38m x 2.49m)

Housing central heating combi boiler. Access to garage from the front of property or entrance hallway.

REAR GARDEN

Step out from the kitchen or living room onto large paved patio area with the garden being laid to lawn, fully enclosed with timber fencing and side access gate to the front drive.

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.





