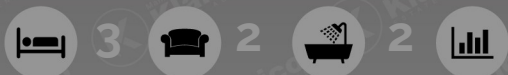


Bricksmith Close,



£335,000

## Bricksmith Close,

- Detached
- 2 Reception Rooms
- Off-Road Parking
- Double Glazing
- Well Maintained
- 3 Bedrooms
- Impressive Kitchen/Diner
- CHAIN FREE!
- Gas Central Heating
- Ideal Family Home

### Tenure: Freehold

### Council Tax Band: D

Nestled in the desirable area of Bricksmith Close, Birmingham, this charming detached house offers a perfect blend of modern living and comfort. Built in 2010, the property spans an impressive 1,161 square feet, providing ample space for families or those seeking a little extra room to breathe.

As you enter, you are greeted by two well-appointed reception rooms, which are bathed in natural light, creating a warm and inviting atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a stylish entertaining area.

The heart of the home is undoubtedly the beautiful kitchen, designed with both functionality and aesthetics in mind. It is perfect for culinary enthusiasts and offers a delightful space for family gatherings or casual dining.

The property boasts three generously sized bedrooms, each thoughtfully designed to ensure comfort and tranquility. With two modern bathrooms, morning routines will be a breeze, providing convenience for busy households.

Outside, the property features parking for one vehicle, adding to the practicality of this lovely home.

This residence is not just a house; it is a sanctuary that combines contemporary design with a welcoming ambiance. If you are seeking a well-lit, well-designed home in a vibrant community, this property in Bricksmith Close is an opportunity not to be missed.

## Directions

### Family Room

3.66m x 2.04m (12'0" x 6'8")

Double glazed window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

### Reception Hall

3.99m x 4.53m (13'1" x 14'10")

Double glazed window to side, double glazed door to rear, carpet flooring, ceiling light, skirting, wall mounted radiator

### Kitchen/Dining Room

6.75m x 3.95m (22'2" x 13'0")

Double glazed window to front, double glazed door to rear, laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan, integrated dish washer, integrated fridge freezer

### Utility/WC

2.07m x 2.04m (6'9" x 6'8")

Privacy double glazed window to side, storage units, worktop, tile flooring. Plumbing for white goods, pedestal sink with mixer tap, toilet, ceiling light, extractor fan, wall mounted radiator

### Bedroom 1

4.46m x 3.00m (14'8" x 9'10")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### En-suite

2.19m x 1.73m (7'2" x 5'8")

Privacy double glazed window to front, tile flooring, wall tiles, shower unit, wash basin with mixer tap, heated towel rail, extractor fan

### Bedroom 2

2.58m x 2.55m (8'6" x 8'4")

Double glazed windows to side and rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 3

2.15m x 3.31m (7'1" x 10'10")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

2.19m x 2.14m (7'2" x 7'0")

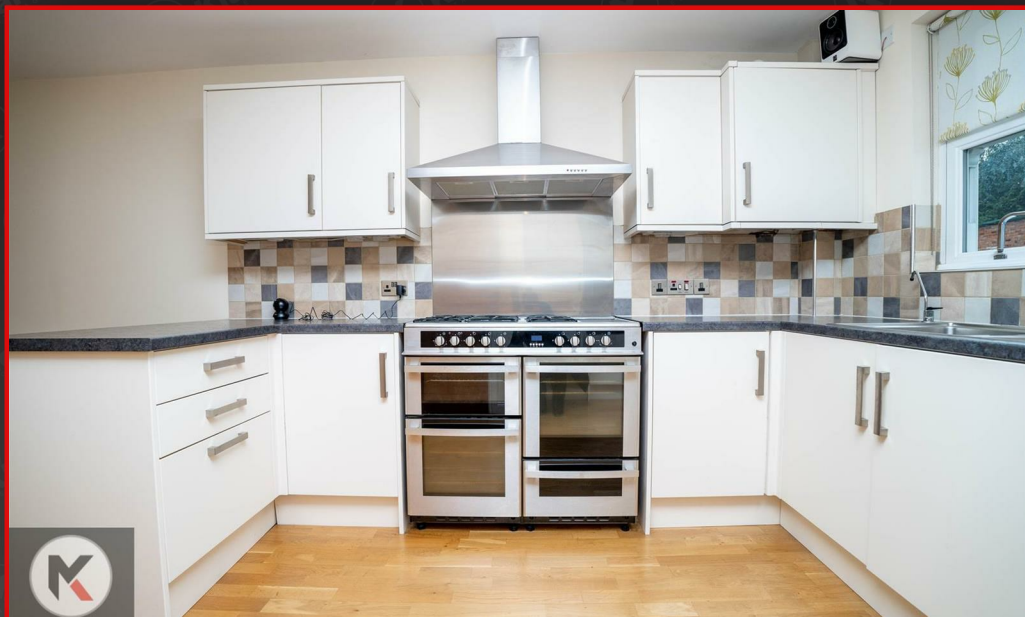
Privacy double glazed window to front, tile flooring, wall tiles, bathtub with mixer tap, shower unit over the bath, wash basin with mixer tap, heated towel rail, extractor fan

### Garden

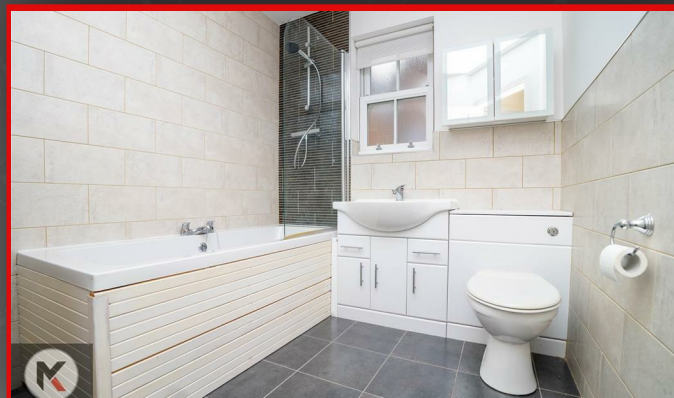
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, patio area, Hedge shrubs



Bricksmith Close,

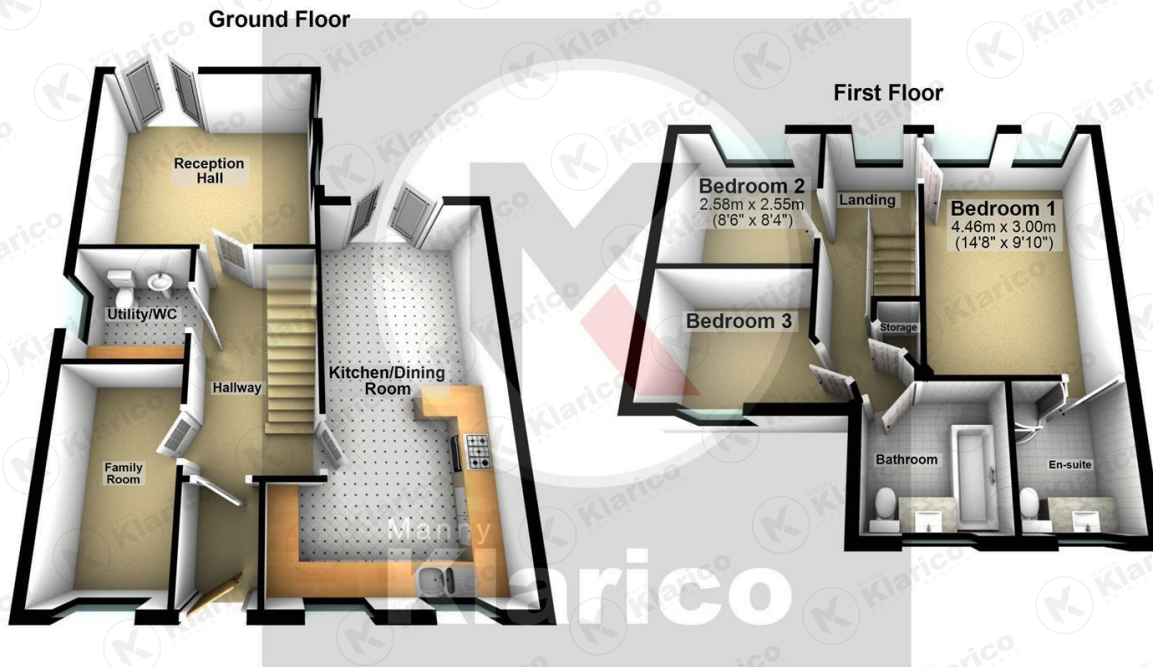


Bricksmith Close,



Bricksmith Close,





Total area: approx. 107.9 sq. metres (1160.9 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, svstems etc have not been tested and therefore no quarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>73</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

