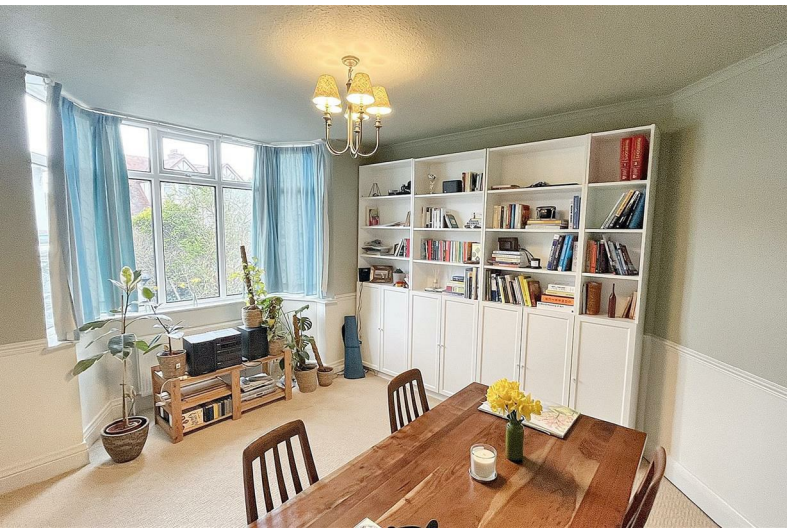




64 Brandwood Road

Kings Heath, Birmingham, B14 6BT

Guide Price £355,000



This lovely extended three-bedroom semi-detached family home is located in this prime area of Kings Heath, with close links to Kings Heath High Street, local parks and schooling and good access into the City Centre.

The property offers the following accommodation: front fore garden, entrance hallway, two reception rooms with conservatory to the rear, kitchen and access to a side lean-to, currently used as a utility area and also benefitting from downstairs WC. Access to a lovely and well-maintained rear garden and a garage to the rear which can be accessed from a service road. On the first floor there are two bedrooms, study and a family bathroom, with a further staircase leading to the top floor bedroom three. The property also offers central heating and double glazing (both where specified). Energy Efficiency Rating D. To arrange your viewing please call our Moseley sales team.



Approach

The property is approached via a paved driveway providing off street parking with side front fore garden with shrubs to borders, charging pod for electric vehicles and leading to front entrance door opening into:

Hallway

With tiling to flooring, dado rail, single glazed window to the side aspect, ceiling light point, cornice to ceiling, central heating radiator, door opening into under stairs storage with ceiling light point and single glazed window overlooking the side aspect, stairs giving rise to the first-floor landing and doors opening into:

Reception Room One

11'10" x 14'6" (3.61 x 4.42)

With double glazed bay window to the front aspect, central heating radiator, dado rail, cornice to ceiling and ceiling light point.

Reception Room Two

11'9" x 10'9" (3.60 x 3.29)

With cornice to ceiling, central heating radiator, ceiling light point, feature fireplace with gas fire with tiled surround and hearth and wooden mantle piece and patio door opening into:

Conservatory

9'6" x 12'8" (2.91 x 3.87)

With ceiling light point and electric fan, double glazed windows to the rear and side aspects, patio doors giving access to the rear garden and tiled floor covering.

Kitchen

11'9" x 6'11" (3.59 x 2.13)

With double glazed window to the rear aspect, single glazed window to the side aspect, double glazed patio door opening into lean-to, tiling to flooring, ceiling light point, space for cooker, space for fridge freezer, a selection of wall and base units, wood effect work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap over, ceiling light point and central heating radiator.

Lean-To

2'11" x 34'1" (0.89 x 10.40)

With front and rear access, space for a further fridge freezer and washing machine, base unit with stainless steel sink and drainer with two taps over and doors opening into:

Downstairs WC

2'11" x 4'11" (0.89m x 1.50m)

With low flush WC, tiling to flooring, double glazed opaque window to the side aspect and ceiling light point.

Wooden Outhouse

5'6" x 6'1" (1.68 x 1.87)

With single glazed windows to the side and front aspect and providing useful storage.

First Floor Accommodation

From hallway, stairs give rise to the first-floor landing with double glazed opaque window to the side aspect, central heating radiator, stairs giving rise to the top floor accommodation and doors opening into:

Bedroom One

14'4" (into bay) x 11'10" (4.37 (into bay) x 3.61)

With dado rail, cornice to ceiling, central heating radiator, double glazed bay window to the front aspect, built-in wardrobes, feature fireplace and ceiling light point.

Bedroom Two

11'8" x 10'9" (3.58 x 3.29)

With double glazed window to the rear aspect, ceiling light point, feature fireplace and central heating radiator.

Study

5'11" x 5'9" (1.81 x 1.76)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bathroom

8'4" x 6'11" (2.56 x 2.11)

With a four-piece white bathroom suite comprising low flush WC, bidet with two taps over, panel bath with mixer tap over and Mira mixer shower with glass screen, sink on pedestal with mixer tap over, tiling surround, tiling to splash backs, double glazed opaque window to the rear aspect, cornice to ceiling and door opening into airing cupboard housing Worcester 'Bosch' boiler, central heating chrome towel rail.



Top Floor Accommodation

With ceiling light point and door opening into:

Bedroom Three

14'7" x 17'1" (both restricted head height) (4.47 x 5.23 (both restricted head height))

With central heating radiator, Velux windows to the front and rear aspects, eaves storage space and ceiling light point.

Rear Garden

With a paved pathway leading to the rear of the garden, lawn turfed area to the middle, decorative shrubs and trees to borders, vegetable patch, access to the garage and fencing surround.

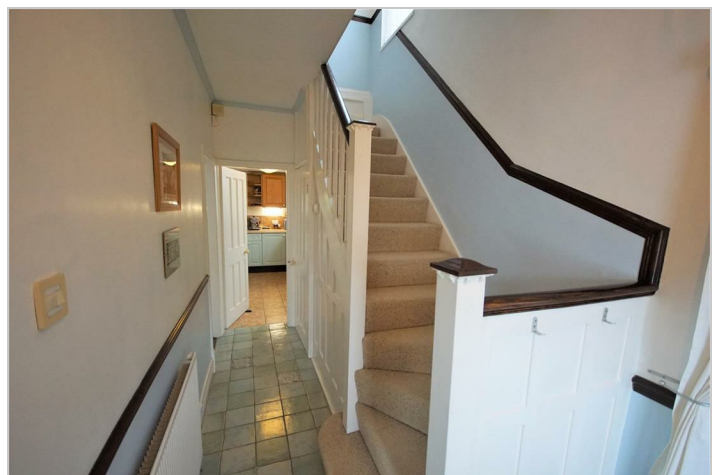
Garage

8'4" x 16'0" (2.55 x 4.89)

With metal doors, lino to flooring, single glazed window to the side aspect and rear access.

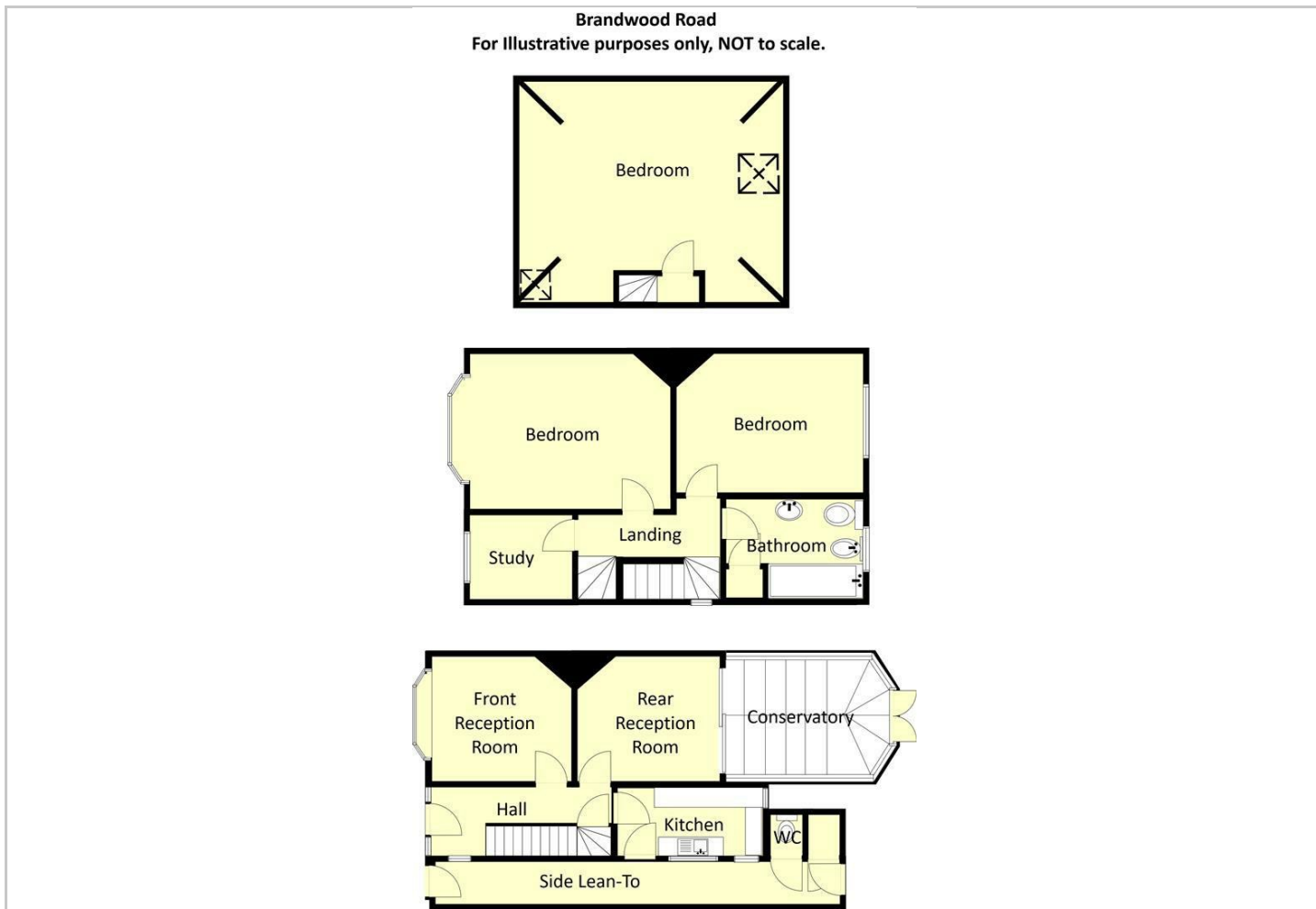
Council Tax Band

According to the Direct Gov website the Council Tax Band for 64 Brandwood Road, Kings Heath, Birmingham, West Midlands, B14 6BT is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.





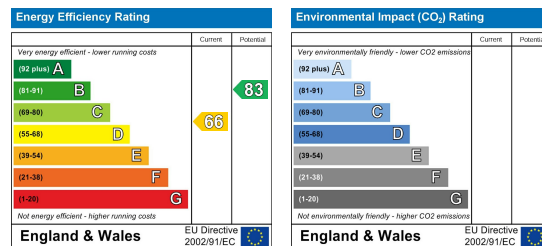
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.