



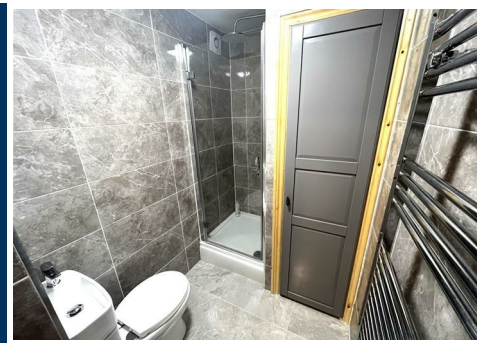
240 Brandwood Road

Kings Heath, Birmingham, B14 6LD

Offers Over £330,000



Lovely extended four bedroom semi-detached family home is located in this prime area of Kings Heath, with close links to Kings Heath High Street with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Kings Heath Train Station with added benefit of local parks nearby and good schooling. The property offers the following accommodation: off road parking, porch, hallway, through lounge, kitchen and utility area, downstairs shower room, converted garage, rear reception room with access to a lovely rear garden. To the first floor there are four bedrooms with bedroom one benefitting from an en-suite shower room, family bathroom. 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 leading double glazed patio doors opening into:

Porch

With doubled glazed windows to the side aspects, laminate to flooring, wall mounted light point and UPVC double glazed door opening into:

Hallway

With central heating radiator, wooden effect laminate to flooring, ceiling light point, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard with ceiling light point and further doors opening into:

Living Room

10'7" x 23'3" into bay (3.24 x 7.10 into bay)

With double glazed bay window to the front aspect, two ceiling light points, coving to ceiling, wall mounted light points, wooden effect laminate flooring, electric fireplace with marble surround and wooden mantle piece and glazed window overlooking the rear reception room.

Kitchen

16'3" max x 8'0" min x 11'5" max x 5'2" min (4.97 max x 2.46 min x 3.49 max x 1.59 min)

With continued wooden effect laminate to flooring, wooden wall and base units with marble effect worksurfaces, one and a half bowl sink and drainer with mixer tap over, 'Hisense' gas hob with extractor

over, 'Hotpoint' cooker, tiling to splash backs, ceiling light point, space for washing machine and fridge freezer, central heating radiator, double glazed window to the rear aspect, single glazed window and door opening into:

Rear Reception Room

9'9" x 7'10" (2.98 x 2.41)

With tiling to flooring, coving to ceiling, ceiling light point and double glazed patio door gives access to the rear garden.

Ground Floor Shower Room

4'10" x 6'5" (1.49 x 1.98)

With low flush WC incorporating sink with mixer tap over, walk-in shower attachment with rainfall shower over, wall mounted extractor fan, ceiling light point, central heated towel rail, tiling to flooring, tiling to walls and door opening into airing cupboard providing useful storage housing the Worcester combination boiler.

Converted Garage

5'7" x 15'0" (1.72 x 4.59)

With laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed window to the front aspect.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point (not inspected) and doors opening into:

Bedroom One

10'9" x 11'0" (3.29 x 3.36)

With wooden effect laminate to flooring, central heating radiator, double glazed window to the rear aspect, ceiling light point and door opening into:

En-Suite Shower Room

5'1" x 6'0" (1.55 x 1.85)

With a three piece suite comprising low flush WC, shower cubicle with Triton shower attachment above, sink on pedestal with mixer tap over, wall mounted central heating towel rail, ceiling extractor, ceiling light point and double glazed opaque window to the rear aspect.

Bedroom Two

10'9" max x 8'5" min x 9'11" (3.28 max x 2.57 min x 3.03)

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

Bedroom Three

10'10" x 6'0" (3.32 x 1.84)

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

Bathroom

5'1" x 8'4" (1.57 x 2.55)

With tiled floor covering, tiling to walls, three piece bathroom suite comprising low flush WC, panel bath with mixer tap over and Triton shower over, wall mounted sink with mixer tap over, double glazed opaque window to the rear aspect, ceiling spotlight, ceiling extractor fan and central heated towel rail.

Study

7'6" x 6'9" (2.31 x 2.07)

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

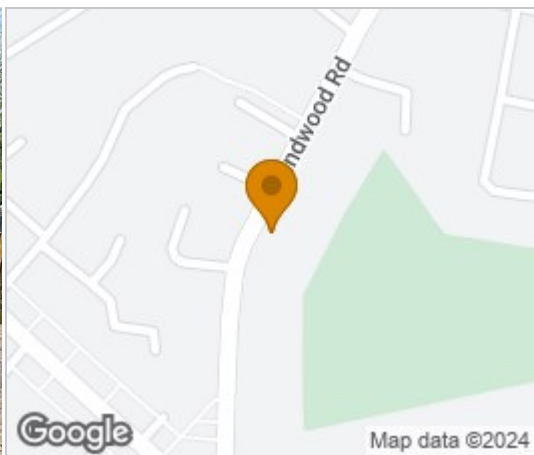
Rear Garden

With a paved patio area leading to lawn turfed area, fencing surround and rear shed.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 240 Brandwood Road Kings Heath, Birmingham, B14 6LD is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





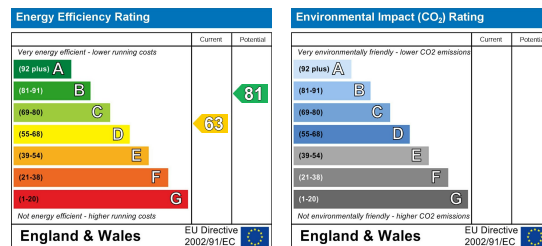
Floor Plan



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.