

## Brook Lane, Birmingham, B13 0TQ

£465,000

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For more information on this house or to arrange a viewing please call the office on:

0121 745 5888

Alternatively, you can scan the QR to view all of the details of this property online.







- Five-bedroom detached home with a loft conversion and rear extension.
- High-end appliances included
- Two modern bathrooms
- Excellent local amenities, including schools, parks, and shops.

- Spacious Kitchen/Diner
- · Minton-tiled hallway
- Driveway parking

Brook Lane, Birmingham Ground Floor Second Floor First Floor Show Lounge / Kitchen / Room Bathroom Dine Bedroom 3 Master Bedroom Bedroom 4 Bedroom 2 **Total Area Approx** Bedroom 5 131.0 Sq M Sitting 1410.0 Sa Ft For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale Floor Plans made using RoomSketcher.

Nestled in the heart of Kings Heath, Brook Lane is a beautifully extended five-bedroom detached home that effortlessly combines period charm with modern upgrades. With a loft conversion and rear extension completed just three years ago, this spacious home has been carefully designed to offer both character and practicality, making it an ideal choice for families.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional deci-sions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.