



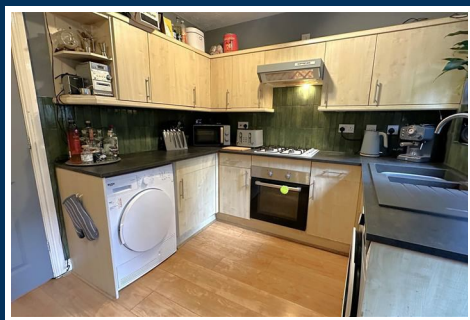
14 Lady Bracknell Mews

Northfield, Birmingham, B31 2FD

Offers Over £190,000



EXCELLENT TWO BEDROOM HOME IN QUIET CUL-DE-SAC!! Tucked away in this lovely cul-de-sac off Bunbury Road is this excellent two bedroom, modern terrace home which is ready to go! You're well placed for all the area has to offer including being close to both Bournville and Northfield with all of their associated amenities and lots of good schools. You also have excellent transport links nearby as well as good access to the new Longbridge development. The house itself offers a driveway, entrance lobby, living room, updated kitchen and also an upgraded and landscaped lovely rear garden. To the first floor there are two good bedrooms and a bathroom. To book your viewing please call our Bournville sales team.



Approach

This nicely presented mid terrace two bedroom home is approached via a re-laid block paved front driveway providing off street parking a step leading up to composite front entry door opening into:

Entrance Hall

With frosted double glazed lattice window to the front aspect, wall mounted fuse box, ceiling light point, laminate wood effect floor covering and door opening into:

Living Room

13'4" x 12'8" (4.08 x 3.87)

With open plan staircase balustrading to the first floor, ceiling light point, two wall mounted light points, central heating radiator, double glazed window to the front aspect, useful under stairs storage area and interior door opens into:

Kitchen/Dining Room

12'6" x 9'1" (3.83 x 2.78)

Kitchen with a selection of matching wall and base units with re-fitted work surfaces with integrated

four ring burner gas hob with in-built extractor over, inset Quartz one and a half drainer and sink with hot and cold mixer tap, integrated oven, space facility for washing machine and tumble dryer, wall mounted Heatline combination boiler, double glazed lattice window to the rear aspect, re-fitted contemporary tiling to splash backs, ceiling light point, laminate wood effect flooring, space facility for fridge freezer, double glazed lattice door and side window giving views and access to the rear garden, central heating radiator and further ceiling light point.

Rear Garden

Being recently landscaped and offering a full width block paved patio for outside seating and entertaining with pathway giving access to the rear garden area and garden shed, main garden being laid mainly mature lawn with decorative flowerbeds to borders and being finished with panel fencing to borders,

First Floor Accommodation

From living room stairs gives rise to the first floor

landing with ceiling light point, loft access point and interior doors opens into:

Bathroom

6'1" x 6'2" (1.86 x 1.88)

With panel bath with mains power shower over and hot and cold taps, wash hand basin on pedestal with hot and cold taps, low flush WC, frosted double glazed window to the rear aspect, tiling to all splash backs, laminate floor covering and central heating radiator.

Bedroom One

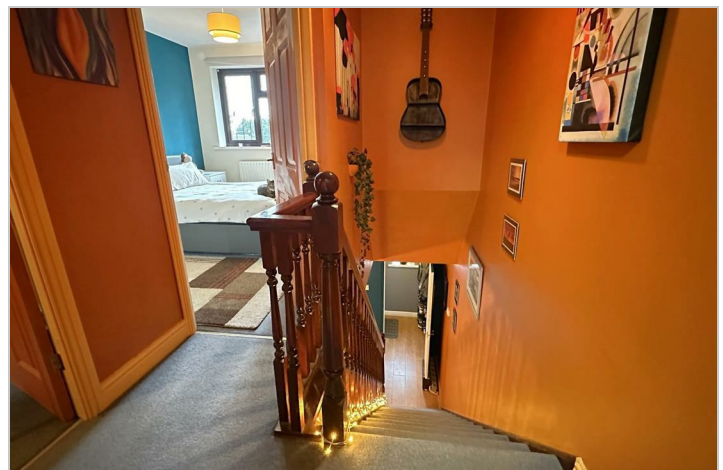
11'2" x 9'3" min x 12'7" max (3.41 x 2.82 min x 3.85 max)

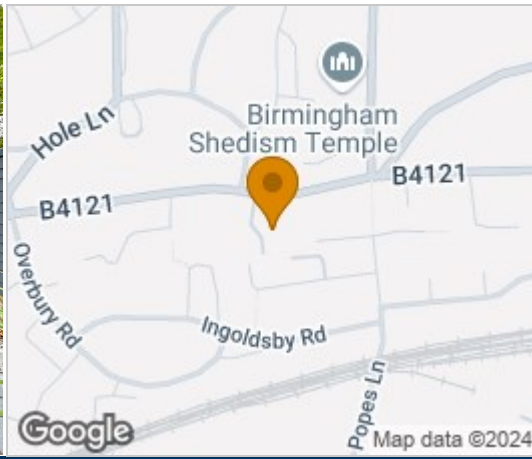
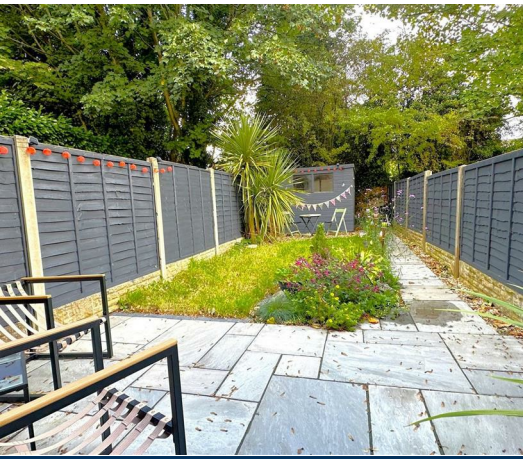
With lattice double glazed window to the front aspect, ceiling light point, over stairs storage area and central heating radiator.

Bedroom Two

11'7" x 6'3" (3.54 x 1.93)

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





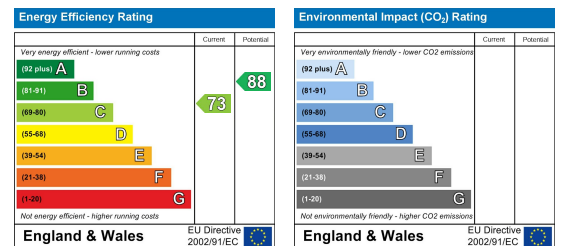
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 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.