



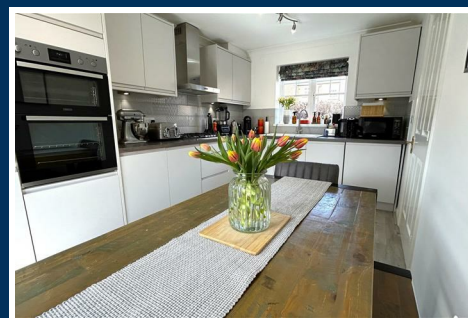
86 Brandwood Crescent

Kings Norton, Birmingham, B30 3PZ

Offers In The Region Of £275,000



BEAUTIFULLY PRESENTED THREE BEDROOM HOME! MUST SEE! This is a stunning, three bedroom family home which has been beautifully modernised throughout and offers exceptional accommodation. Located in a quiet location on this popular modern development the property itself offers excellent access to nearby Kings Heath and also of the local points of interest due to the nearby transport links. In brief the accommodation comprises; fore garden, entrance hallway, guest WC, living room, modern kitchen / dining room and well maintained rear garden. To the first floor there is the main bedroom with fitted wardrobes and en-suite shower room, two further bedrooms, family bathroom and loft access point. This family home also benefits from off road parking, double glazing and central heating. Energy Efficiency Rating C. To arrange your viewing of this beautiful home please call our Kings Norton Office.



Approach

The property is approached via a front fore garden with pathway, obscured double glazed front entry door opening into:

Entrance Hallway

With ceiling light point, stairs giving rise to the first floor accommodation, under stairs storage cupboard, laminate wood effect floor covering, central heating radiator and doors opening into:

Ground Floor WC

With a re-fitted low flush push button WC, ceiling mounted extractor fan, wall mounted fuse box, wash hand basin on pedestal with two taps over, central heating radiator and laminate wood effect floor covering.

Kitchen/Diner

15'4" x 8'11" (4.686 x 2.730)

With double glazed window to the front aspect, double glazed French doors giving access to the rear garden, central heating radiator, laminate wood effect floor covering, two ceiling light point, fitted kitchen with integrated appliances including NEFF dishwasher, NEFF washer-dryer, Zanussi Electric Oven, Zanussi Gas Hob, Zanussi Extractor Fan and Zanussi Fridge Freezer, one and a half sink and drainer with mixer tap over, work surfaces and tiling to splash back areas.

Living Room

18'11" max x 16'1" max (5.770 max x 4.904 max)

With laminate wood effect floor covering, double glazed window to the rear aspect, two double glazed windows to the front aspect, two ceiling light points and central heating radiator, feature fireplace.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, door opening in to useful storage cupboard, central heating radiator and doors opening into:

Bedroom One

9'3" max x 13'7" max (2.840 max x 4.154 max)

With in-built fitted wardrobes, double glazed window to the front aspect, ceiling light point, loft access point, central heating radiator and door opening into:

En-Suit Shower Room

5'8" x 5'8" (1.730 x 1.751)

With obscured double glazed window to the rear aspect, walk-in shower cubicle with rainfall effect shower with jets, ceiling mounted extractor fan, ceiling light points, tiling to splash back areas, re-fitted low flush push button WC, wash hand basin on pedestal with two taps over, central heating radiator, laminate wood effect floor covering and ceiling light point.

Bedroom Two

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

Bedroom Three

7'2" max x 9'3" (2.199 max x 2.828)

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

Bathroom

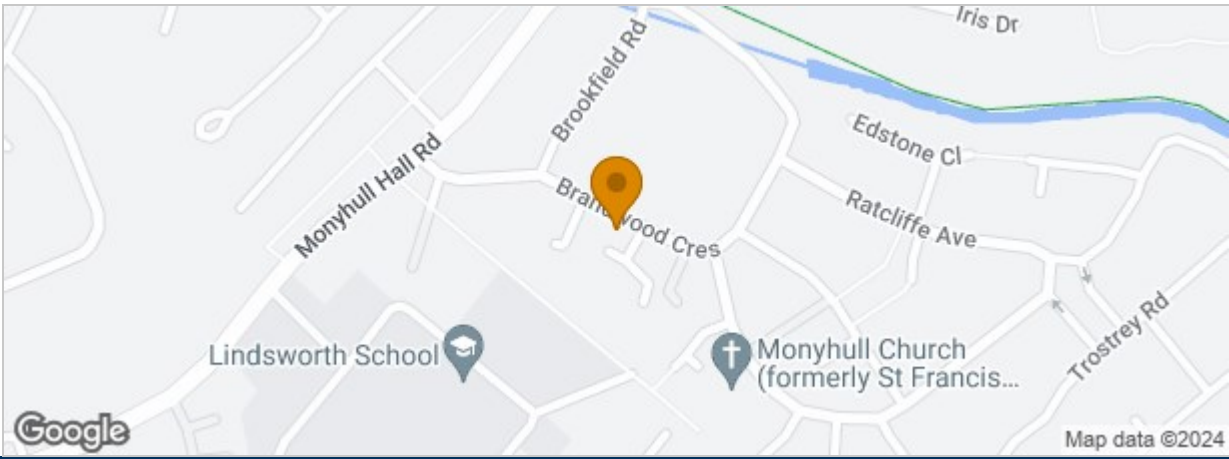
6'10" x 6'4" (2.089 x 1.940)

With obscured double glazed window to the front aspect, re-fitted low flush push button WC, wash hand basin on pedestal with two taps over, laminate wood effect flooring, bath with mixer tap and rainfall shower over, tiling to splash back areas, ceiling light point and ceiling mounted extractor fan.

Rear Garden

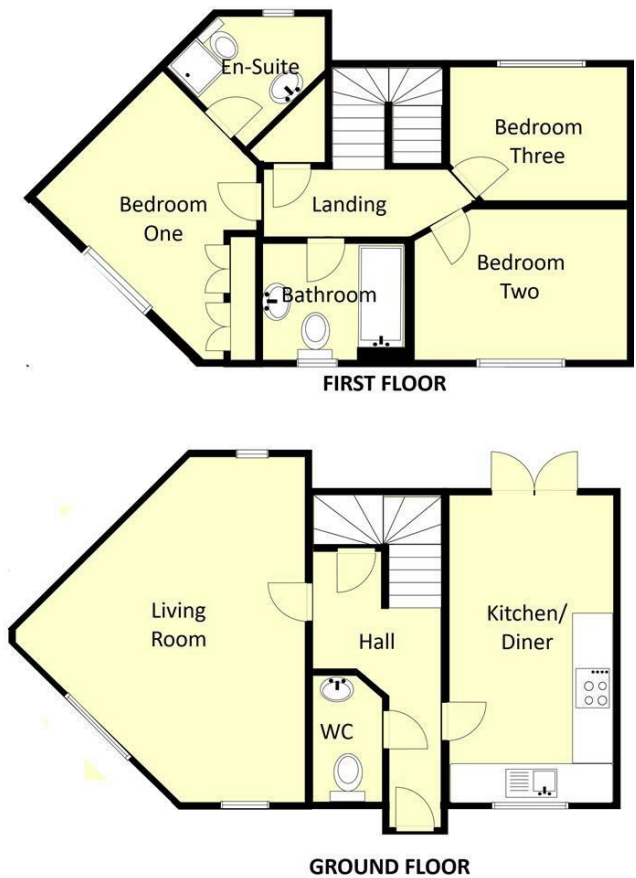
Being accessed from either the side entrance or from the kitchen and leading to a decked area, with steps leading up to a further decked area with garden shed, mature lawned area with mature plants and shrubs and panelled fencing to borders.





Floor Plan

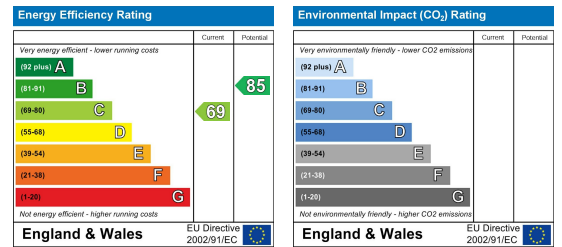
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For illustrative purposes only, NOT to scale.



Viewing

Please contact our Kings Norton Office on 0121 459 2299 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.