

for sale

offers in excess of **£300,000** Freehold



Brook Lane Birmingham B13 0TS

Newly REFURBISHED property with three double bedrooms, situated in near KINGS HEATH and Moseley. The property has a SPACIOUS AND AIRY lounge, NEW KITCHEN, and a LARGE GARDEN. With ample parking and a W.C. and family bathroom this is an IDEAL FAMILY HOME. Close to local amenities and good schools.

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Property Details

Entrance Hall

UPVC door and windows to side and front access, double glazed window to front over stairs, storage cupboard, wall mounted radiator, stairs to first floor, doors to

Lounge 20' 3" x 13' 5" max (6.17m x 4.09m max)

Double glazed windows to rear, double glazed window to side, double glazed door to rear garden, wall mounted radiator.

Kitchen 13' 3" x 8' 9" (4.04m x 2.67m)

Double glazed window to front, double glazed door to side leading to external void, range of wall and base units, gas hob and electric oven with hood, one and a half bowl sink with drainer, central heating boiler.

W.C.

Double glazed window to front, low level W.C., hand wash basin with vanity, wall mounted radiator.

Landing

Loft access, storage cupboard, doors to

Bedroom One 13' 5" x 10' 11" max (4.09m x 3.33m max)

Double glazed window to rear, wall mounted radiator.

Bedroom Two 13' 7" x 8' 11" max (4.14m x 2.72m max)

Double glazed window to rear, wall mounted radiator.

Bedroom Three 13' 5" x 9' max (4.09m x 2.74m max)

Double glazed window to front, wall mounted radiator.

Bathroom

Double glazed window to front, bathtub with over bath mixer shower, low level W.C., handwash basin with vanity, heated towel rail.

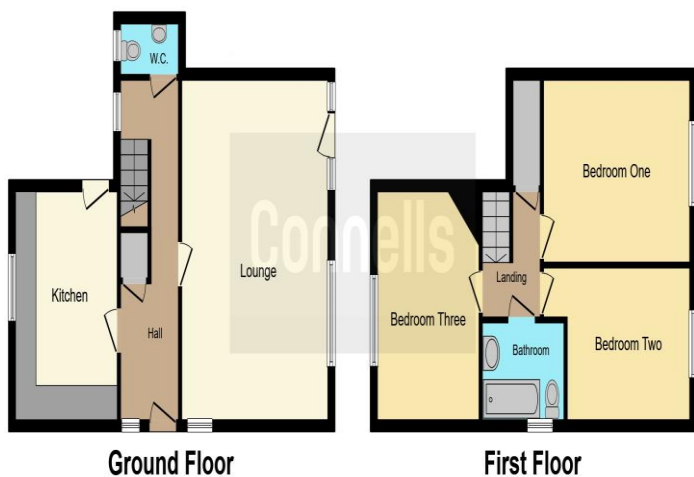
Rear Garden

Patio and lawn.

Front Access

Paved driveway





Ground Floor

First Floor

To view this property please contact Connells on

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Property Ref: KTH310567 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: B

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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