



Connells

Brookvale Road
Erdington BIRMINGHAM

Brookvale Road Erdington BIRMINGHAM B23 7RL

for sale offers over
£270,000



Property Description

A good sized extended family three bedroom semi-detached home located in a popular location close to main road and motorway transport links. The accommodation is light and airy and is a good sized family home. There is a front tiered garden with steps up giving access to the entrance porch which leads into an entrance hallway. Off the hallway there is an excellent sized dual aspect open plan family lounge/dining room which opens into an open plan living/kitchen/family room. The impressive open plan living/kitchen/family room has built-in appliances and ample storage. There is a ground floor shower room and on the first floor there are two double bedrooms, a single bedroom and a refitted family bathroom. The property benefits from central heating and double glazing where specified and has a pleasant rear garden.

Entrance Porch

Having single glazed door to the front giving access into the porch area. Having internal door giving access into the reception hallway.

Reception Hallway

Having stairs to the first floor landing, tiled flooring and doors give access into the lounge and the kitchen.

Family Lounge

25' 2" plus the walkway x 10' 3" maximum (7.67m plus the walkway x 3.12m maximum)

Having double glazed walk-in bay window to the front, spotlights to ceiling, radiator to wall, TV aerial point, wood burner to wall with feature brick fireplace, wall mounted designer radiator, laminate flooring and open access into the dining/kitchen.

Dining/Kitchen

15' 2" maximum x 19' 9" plus the door recess (4.62m maximum x 6.02m plus the door recess)

Comprising a modern open plan refitted kitchen/family living room. Having fitted base units with woodwork surfaces over, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over, decorative splashback tiling, integrated electric oven, integrated electric hob with built-in cooker hood and extractor fan over, integrated dishwasher, integrated fridge and freezer, tiled flooring, double glazed French doors lead to the rear garden, space for a dining table and door gives access into the ground floor shower room, door off to a pantry/utility area. This area has excellent storage, tiled floor and space and plumbing for a washing machine.

Ground Floor Shower Room

Having shower with rainfall and handheld shower facility, wall mounted wash hand basin, low level flush WC, wall mounted heated towel rail radiator to wall. Being fully tiled

First Floor Landing

Having doors off to the three bedrooms, frosted double glazed window to the side and loft access.

Bedroom One

14' 4" x 10' 2" maximum (4.37m x 3.10m maximum)

Having double glazed window to the front, radiator to wall.

Bedroom Two

12' 11" x 10' 3" maximum (3.94m x 3.12m maximum)

Having double glazed window to the rear, radiator to wall.

Bedroom Three

9' 3" x 6' 10" (2.82m x 2.08m)

Having double glazed window to the rear, radiator to wall.

Family Bathroom

Comprising panelled bath with mixer tap over, low level flush WC, wall mounted wash hand basin with two drawers under, wall mounted heated towel radiator, tiled floor, full tiling to walls, frosted double glazed window to the front.

Outside Front

Having garden laid to lawn with steps up leading to the front door with tiered lawned areas.

Rear Garden

Having artificial grass area, fencing to the side and rear and patio area.









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

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310482



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310482 - 0002