



**Brackenfield Road, Birmingham B44 9BG**

**welcome to**

## **Brackenfield Road, Birmingham**

Spacious three-bedroom freehold home in Great Barr with two reception rooms, an integrated kitchen, and a family bathroom. Features a driveway for off-road parking and a private rear garden. Conveniently located near schools, shops, and transport links.

### **Agent Note**

Council Tax Band B

### **Approach**

Driveway with path leading to UPVC door into

### **Entrance Hall**

Laminate flooring, radiator, understair store cupboard, ceiling light point

### **Lounge**

14' 7" x 10' 11" ( 4.45m x 3.33m )

Double glazed bay window to the front of the property, laminate flooring, gas fire, radiator, ceiling light point

### **Dining Room**

10' 9" x 10' 1" ( 3.28m x 3.07m )

Double glazed sliding doors to the rear of the property, open arch to lounge, laminate flooring, radiator, ceiling light point

### **Kitchen**

16' 4" x 5' 6" ( 4.98m x 1.68m )

Extended kitchen, double glazed window to the rear and side of the property, a range of wall and floor cabinets with a roll top worksurface, space for integrated cooker and gas hob, space for white goods including fridge, freezer and washing machine, wall mounted boiler, tiled flooring, spot lights, radiator







### **Landing**

Carpeted, loft access, ceiling light point

### **Bedroom One**

10' 9" x 10' 4" ( 3.28m x 3.15m )  
Double glazed window to the rear, laminate flooring, ceiling light point, radiator

### **Bedroom Two**

12' 5" x 8' 7" ( 3.78m x 2.62m )  
Double glazed window to the front of the property, laminate flooring, radiator, ceiling light point

### **Bedroom Three**

10' 2" x 7' 11" ( 3.10m x 2.41m )  
Double glazed window to the front of the property, over stairs cupboard, laminate flooring, ceiling light point, radiator

### **Bathroom**

Double glazed window to the rear of the property, electric shower over the bath, WC, sink, heated towel rail, ceiling light point, laminate flooring, tiled walls

### **Rear Garden**

Lawn and slabbed area with fenced borders.



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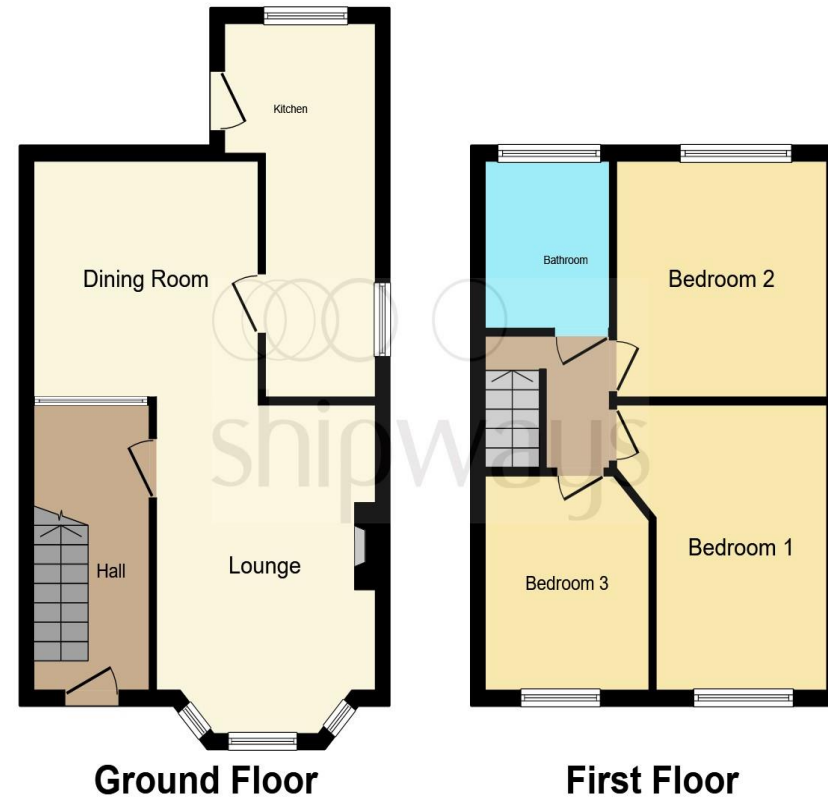
## Brackenfield Road, Birmingham

- SEMI DETACHED
- FREEHOLD
- THREE BEDROOM
- DRIVEWAY
- REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£235,000**



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](http://www.focalagent.com)

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