



Brentford Road, Birmingham B14 4DD

welcome to

Brentford Road, Birmingham

A deceptively spacious three bedroom mid-terrace which requires modernisation but offers a fantastic opportunity for those seeking a blank canvas with potential to create their own personal touch and design preference. The property is conveniently located with close proximity to amenities.

Agents Note

Council Tax Band B

Entrance Porch

Door to front.

Entrance Hall

Obscure single glazed door to front.

Reception Room

30' into bay x 11' 10" into recess (9.14m into bay x 3.61m into recess)

Double glazed bay window to rear. Central heating radiator and gas fire.

Kitchen

18' 6" x 5' 9" (5.64m x 1.75m)

Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliance (oven) gas hob with extractor hood over. Access to boiler and tiling to splash prone areas.

Dining/Utility Area

9' x 8' 6" (2.74m x 2.59m)

Double glazed window to rear and double glazed door to side.

Landing

Access to loft and storage cupboard.

Bedroom One

14' 1" x 9' 4" max (4.29m x 2.84m max)

Double glazed window to rear. Central heating radiator.

Bedroom Two

12' 8" x 9' 4" max (3.86m x 2.84m max)

Double glazed window to front. Central heating radiator.

Bedroom Three

9' 5" excluding recess x 7' 5" (2.87m excluding recess x 2.26m)

Double glazed window to front. Central heating radiator.

Shower Room

Obscure double glazed window to rear. Low level toilet, wall mounted hand wash basin and shower cubicle. Central heating radiator and tiling to splash prone areas.

Front Garden

Laid lawn with wall.

Rear Garden

Patio area, laid lawn and flower beds with an array of plants, shrubs, bushes, trees and hedges.

Parking

Off road parking.





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welcome to

Brentford Road, Birmingham

- OFFERED CHAIN FREE
- THREE BEDROOM MID-TERRACE
- RECEPTION ROOM
- KITCHEN
- DINING/UTILITY AREA

Tenure: Freehold EPC Rating: D

offers over

£230,000



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

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Property Ref:
SLY111207 - 0005

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