



**Brockworth Road, Birmingham B14 5YJ**

**welcome to**

## **Brockworth Road, Birmingham**

A beautifully modernised two-bedroom mid-terrace home on Brockworth Road, Birmingham, offering versatile living space, a stylish kitchen diner with underfloor heating, and a sunny, landscaped rear garden with private rear access and parking.

### **Agent Note**

The Council Tax Band is B.

### **Entrance Hall**

Stairs, storage cupboard, laminate flooring.

### **Lounge**

10' 9" x 17' 6" ( 3.28m x 5.33m )

Laminate flooring, open plan with kitchen, radiator.

### **Dining Room**

12' 9" x 11' 8" ( 3.89m x 3.56m )

Window to front, radiator, laminate floor.

### **Kitchen**

10' 1" x 14' 9" ( 3.07m x 4.50m )

Integrated floor, coffee machine, microwave, double glazed window, washing machine, steam and electric oven, electric hob, breakfast bar.

### **Bedroom One**

9' 3" max x 14' 6" ( 2.82m max x 4.42m )

Window to rear, radiator, laminate flooring, big storage cupboard.

### **Bedroom Two**

15' 2" x 8' 10" ( 4.62m x 2.69m )

Window to front, radiator, laminate flooring.

### **Bathroom**

Bath with shower head, sink, window to front, laminate flooring, separate toilet with radiator, laminate flooring.

### **Rear Garden**

Very low maintenance, fully decked.





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## Brockworth Road, Birmingham

- Private parking at rear
- Spacious living room
- Archway to kitchen diner
- Built-in fridge-freezer & coffee maker
- Built-in white goods

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£225,000**



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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