

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Brunton Road, Birmingham | £250,000

TERRACE HOME \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* NO UPWARD CHAIN! \*\*

This TERRACE HOME is situated BRUNTON ROAD, SMALL HEATH AND IS AN IDEAL FIRST TIME BUYER PROPERTY OR FOR INVESTMENT!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING TODAY!

Accessed via an FRONT GARDEN and leading to front door, accommodation comprises: entrance, HALLWAY, TWO RECEPTION ROOMS, KITCHEN, conservatory with WET ROOM in and REAR GARDEN on the ground floor. THREE BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing, both where specified.

The property is just a short walk from ASDA, Small Heath and also close to local schools and transport links.

Energy Performance Certificate : D

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Approach

Access is gained via front garden leading  
from front door opening to;

Hallway

Stairs to the first floor, central heating  
radiator and doors to;

Reception Room

Double glazed bay window to front and  
central heating radiator.

Reception Room

Double glazed patio doors to rear,

central heating radiator, under stairs  
storage and door to;

Kitchen

Double glazed window to rear, fitted with  
base and drawer units with work surface  
over stainless steel sink and drainer with  
mixer tap over and door to;

Conservatory & Wet Room

Double glazed window and door to rear  
with door to wet room]; Wet Room. Low  
levels.c, wash hand basin shower and  
window to rear.

FIRST FLOOR

Landing

With doors off:

Bedroom

Double glazed window to rear and  
central heating radiator and wardrobe's

Bedroom

Double glazed window to front and  
central heating radiator

Bedroom

Double glazed window to front and  
central heating radiator.

Bathroom

Double glazed frosted window to rear,  
suite comprising low level w.c, pedestal  
wash hand basin, panelled bath and  
central heating radiator.

OUTSIDE

Rear Garden

Enclosed with patio and lawned area  
and rear shed.

