

**A MUCH IMPROVED THREE BEDROOM SEMI DETACHED HOME IN  
POPULAR LOCATION**



**250 BRANDWOOD ROAD  
KINGS HEATH  
BIRMINGHAM B14 6LD**

- Well improved traditional three bedroomed semi detached home
- Two reception rooms, fitted breakfast/ kitchen, ground floor WC
- Three bedrooms and modern shower room
- Good sized private rear garden and driveway parking
- Popular and convenient location for Kings Heath and Stirchley

**Offers in region of £319,000**

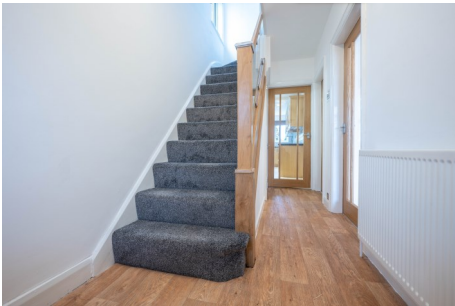
A three bedroom semi detached property in a popular and convenient residential location with easy access to Kings Heath centre and nearby public transport services and local schools. The property benefits from gas central heating and double glazing and has been well improved ready for a new owner. The property is set well back from the road with driveway parking space leading to the side garage and with an EV charging point. The property is being sold with the benefit of no upward chain.

### THE ACCOMMODATION COMPRISES

**ENCLOSED PORCH** with double glazed entrance door and side windows and inner front door to:-

**ENTRANCE HALL** with stairs leading to first floor with contemporary balustrade in wood and glass, radiator, storage cupboard under the stairs and doors to all rooms.

**SEPARATE DINING ROOM 12' (into bay) x 10' 7"** with a double glazed bay window to the front, radiator and modern bi-fold glazed doors to the lounge.



**EXCELLENT LOUNGE 19' 6" x 10' 7"** a spacious room with double glazed windows and double opening French doors to the rear garden, contemporary wall mounted fire, central heating radiator.



**SPACIOUS KITCHEN 16' 3" x 12' 10" (overall measurements of a 'U' shaped room)**

a range of wall, floor and drawer units with work surface over incorporating stainless steel sink, built in oven and electric hob with space for further appliances, tiled floor, tiled splashbacks, ceiling spotlighting, double glazed windows and door to the rear garden, radiator, wall mounted 'Worcester' central heating boiler, archway and door to the garage and leading off :-

**FITTED CLOAKROOM** with close coupled WC, wash basin on vanity unit and ladder style heater.



## FIRST FLOOR

**LANDING** with double glazed window to side, access to loft and doors off to:-

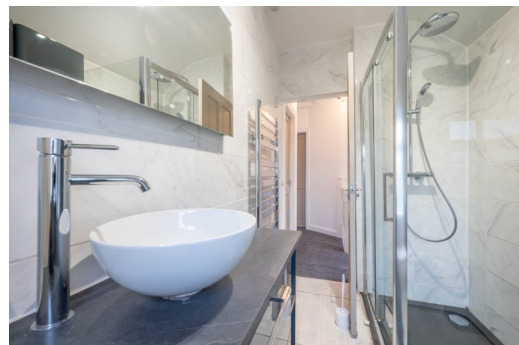
**BEDROOM ONE 11' x 10 '7"** (maximum including wardrobes) with double glazed window to the rear, built in wardrobes across one wall and central heating radiator.

**BEDROOM TWO 12' 7" (into bay) x 8' 5"** with double glazed window to the front and central heating radiator.

**BEDROOM THREE 7' 8" x 7' 7"** with double glazed window to the front, built in double cupboard central heating radiator.



**MODERN LUXURY SHOWER ROOM** with tiled floor and walls including a wide shower enclosure with mixer shower, wall hung vanity unit with wash basin and close coupled WC. Chrome ladder radiator and double glazed window with obscure glass.

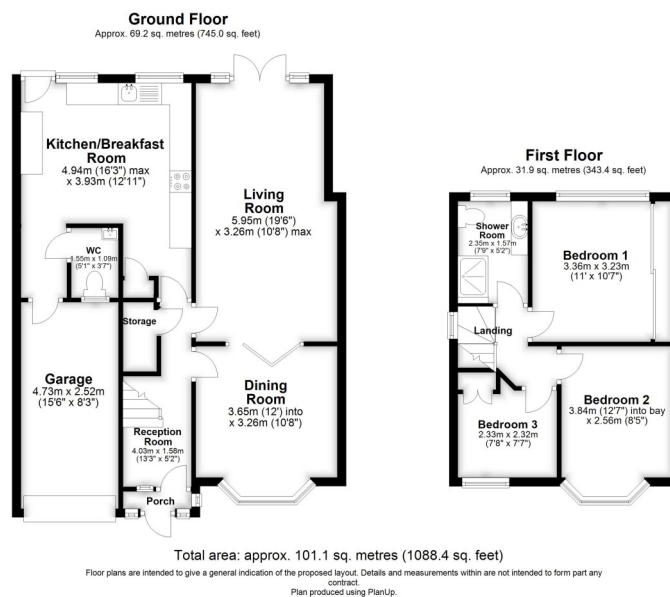




## OUTSIDE

**PRIVATE REAR GARDEN** a good sized rear garden with an extensive paved patio area ideal for outdoor entertaining, lawned area and decked rear sitting area with fencing to boundaries and garden shed

**SIDE GARAGE** 15' 6" x 8' 3" having up and over door.



## GENERAL INFORMATION

**TENURE** We are informed the property is Freehold.

**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641

**EPC Rating** D62

**Council Tax Band C** Birmingham

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.