HADLEIGH

PROPERTY . PERSONALLY

45 Brickwork Close, Birmingham, B24 9PE

Asking Price £329,950

Hadleigh Estate Agents are delighted to offer this fantastic three storey townhouse for sale. Offered with no upward chain the property is located conveniently within a new build development, being with easy reach to Birmingham City Centre and local amenities.

In brief, the property comprises, driveway parking, entrance hallway and dining room. Spacious guest W.C and kitchen. To the first floor is a double bedroom, spacious lounge and bathroom. To the second floor is a further double bedroom and master bedroom with en-suite. To the rear is a private garden.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - B

Council Tax Band - C

Entrance Hallway

Laminate flooring, ceiling light points, gas central heating radiator and internal storage cupboard.

Kitchen

A range of base and wall units, integrated dishwasher, cooker and fridge freezer. Laminate flooring, ceiling light points, sink and drainer unit and gas central heating radiator. Internal storage cupboard, patio doors and double glazed window to rear elevation.

Guest W.C

Low level flush WC, hand wash basin, obscure double glazed window to side elevation, gas central heating radiator and ceiling light point.

Dining Room

Double glazed window to front elevation, ceiling light point, gas central heating radiator and laminate flooring.

Lounge

Patio doors with Juliette balcony, carpeted flooring, ceiling light point, gas central heating radiator and double glazed window to front elevation.

Bedroom 3

Carpeted flooring, double glazed window to rear elevation, ceiling light point and gas central heating radiator.

Bathroom

Obscure double glazed window to side elevation, bath with electric shower over. Low level flush WC, hand wash basin, gas central heating radiator and ceiling light point.

Bedroom 2

Carpeted flooring, double glazed window to rear elevation, ceiling light point and gas central heating radiator.

Master Bedroom

Carpeted flooring, double glazed window to front elevation, ceiling light point and gas central heating radiator. Internal storage cupboard and access to en-suite.

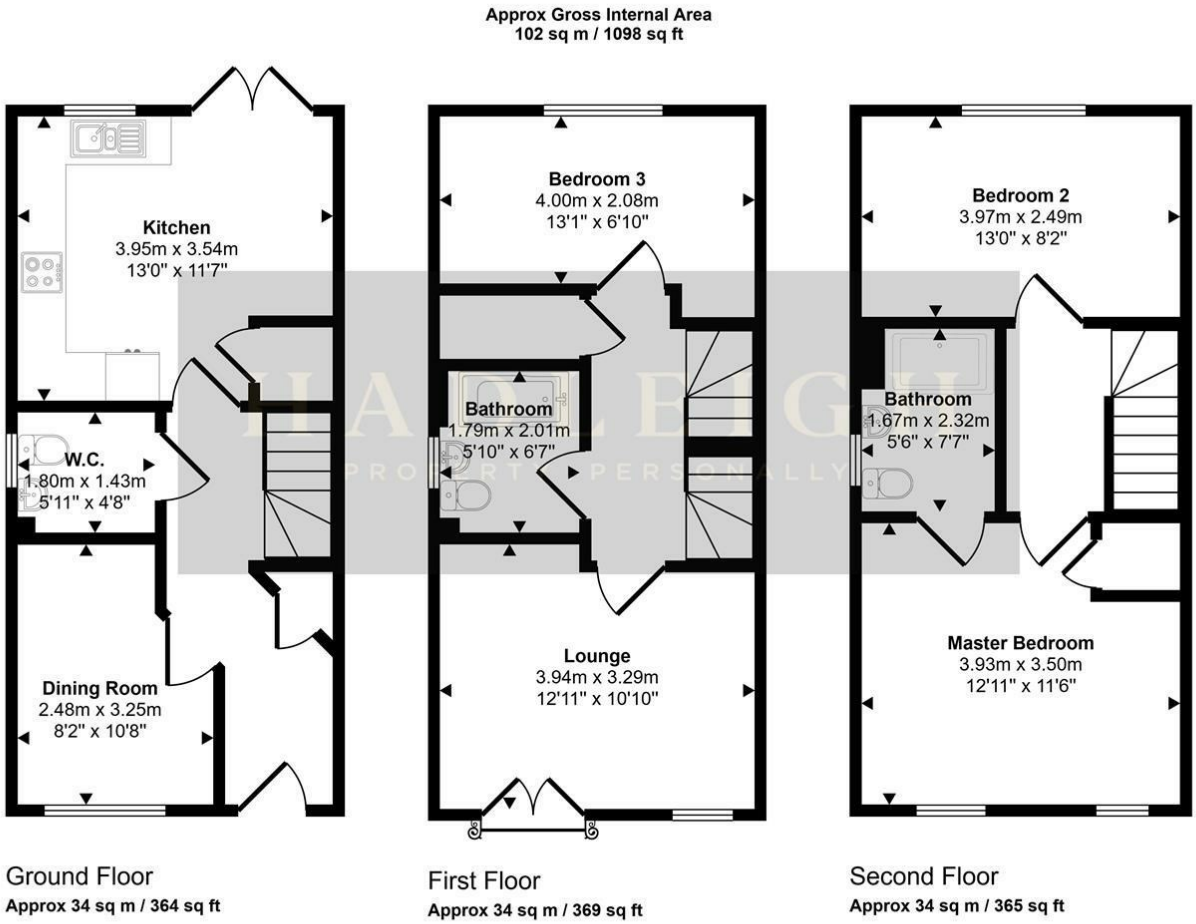
En-Suite

Partially tiled walls, walk in shower cubicle with mains shower. Low level flush WC, hand wash basin, gas central heating radiator, obscure glazed window to side elevation and ceiling light point.

Garden

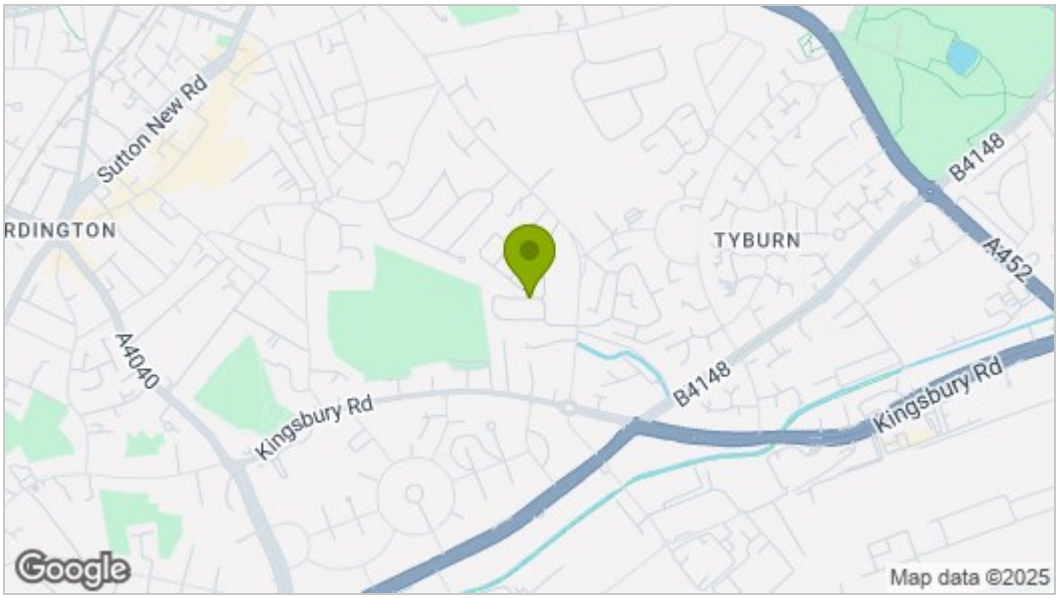
Fenced boundaries, rear side access and lawn.

Floor Plan

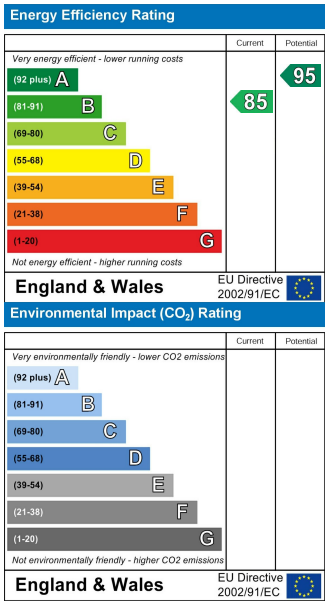


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.