

# Cottons

CHARTERED SURVEYORS

79 Brookfield Road, Hockley,  
Birmingham, B18 7JA

Offers in the Region Of  
**£185,000**



- Traditional Idyllic Mid Terrace Home
- Two Double Bedrooms
- Modern Downstairs Bathroom with
- EPC Rating: D
- Modern High Quality Kitchen Diner with Integrated Appliances
- Living Room

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

An IDYLIC traditional mid-terrace set in a highly desirable estate NEAR BIRMINGHAM CITY CENTRE. Being in a MODERN AND WELL PRESENTED CONDITION, this ideal first time purchase comprises; front fore garden, living room, kitchen diner with integral appliances, downstairs bathroom with WC, two bedrooms, rear garden and parking. Viewings VITAL to appreciate location and accommodation on offer.

Offered with NO UPWARD CHAIN.

#### Property Tenure

Freehold

#### Council Tax Band

A

#### EPC Rating

D

#### Location

The property is situated off a walkway off Brookfield Road, in turn off Crabtree Road in a private and idyllic estate of similar dwellings, enclosed around the Birmingham Canal Old Line.

Conveniently situated;

- Circa. 0.5 miles from the centre of Birmingham City Hospital.
- Circa. 0.7 miles from Jewellery Quarter Train Station.
- Circa. 1.6 miles from Birmingham City Centre.

#### Description

A two storey mid-terrace Edwardian home of traditional brick construction surmounted by a pitched roof.

The property has undergone a high-quality modernisation programme and is well presented to a high standard throughout. Benefiting from UPVC double glazed windows and gas central heating system.

#### Accommodation

Please refer to floor plan for room measurements.

#### Ground Floor

Living room, re-fitted kitchen diner with a host of integrated appliances including dishwasher, washing machine, fridge/freezer, oven and hob, re-fitted bathroom with shower and WC.

#### First Floor

Stairs and landing, bedroom one (double) and bedroom two (double).

#### Outside

To the front a landscaped garden and to the rear a private paved courtyard garden. Parking - With residents parking area.

#### Furniture

The property is available to be purchased 'fully furnished', subject to terms of an offer.

#### Availability

The property is offered with vacant possession and no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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## 79 Brookfield Road

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft

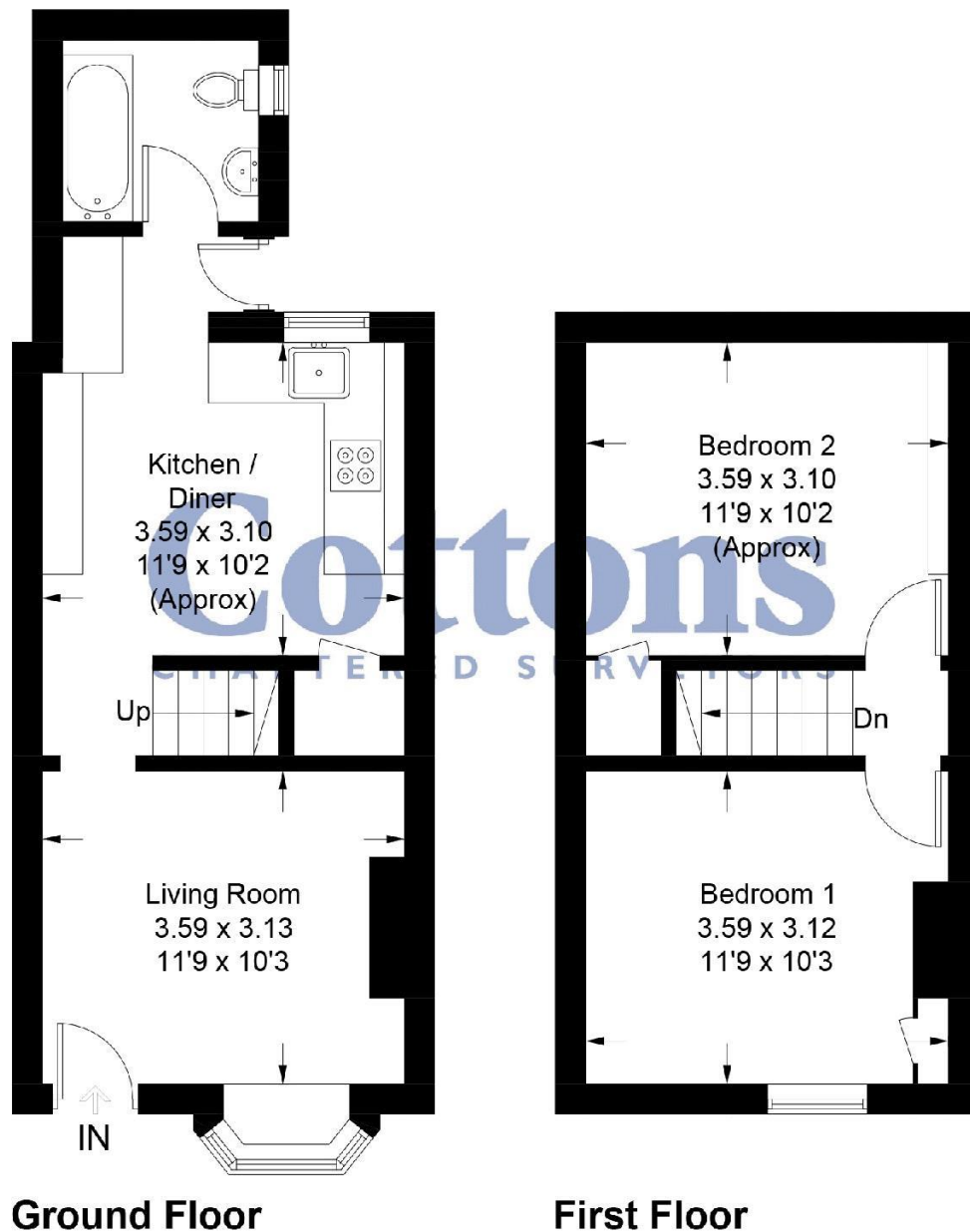


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