



Brookbank Avenue, BIRMINGHAM

burchell
edwards

Brookbank Avenue, BIRMINGHAM, B34 7RN

for sale offers over
£250,000



Property Description

Burchell Edwards are delighted to present this stunning semi-detached property, ideal for first time buyers or anyone looking for a three double bedroom property with ample off road parking.

The ground floor consists of a hallway, kitchen and spacious family lounge. The ground floor living is spacious and bright with plenty of natural light and modern furnishings.

Upstairs, the property boasts three double bedrooms situated over two floors, the master of which having its own en-suite. The Bathroom is stylish with its neutral colours appealing to everyone.

The rear garden is spacious and private offering a nice place to relax and enjoy that summer sun. In addition, you have great access to local schools, amenities and transport links such as the M6 & M42.

Entrance Hallway

Double glazed door to front elevation, central heating radiator, tiled flooring, under stairs storage and cloak cupboard.

Lounge

21' 5" x 11' 5" max (6.53m x 3.48m max)
Double glazed windows to front and rear elevations, two central heating radiators, laminate flooring and gas fire.

Kitchen

9' 10" x 8' 3" (3.00m x 2.51m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker and washing machine, tiled flooring, tiling to splash prone areas and door to side passage.



Landing

Double glazed window to side elevation, carpet, airing cupboard, stairs to loft room.

Bedroom One/ Loft Room

14' 11" at waist height x 13' into door recess (4.55m at waist height x 3.96m into door recess)

Juliet balcony to rear elevation, laminate flooring, central heating radiator and storage cupboard.

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, shower cubicle, extractor, tiling to splash prone areas, tiled flooring.

Bedroom Two

10' x 14' 4" max (3.05m x 4.37m max)

Two double glazed windows to front elevation, central heating radiator, carpet and storage cupboard.

Bedroom Three

10' 4" x 11' 4" into door recess (3.15m x 3.45m into door recess)

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, bath with handheld shower and shower over, heated towel rail, extractor.

Front Garden

Gravel driveway providing off road parking.

Rear Garden

Laid to lawn, plants shrubs and pathway.

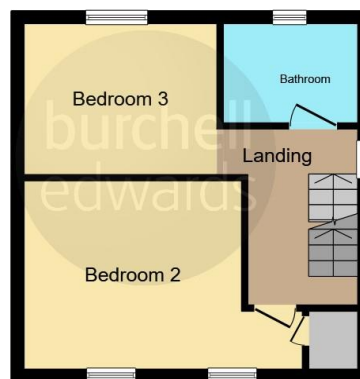




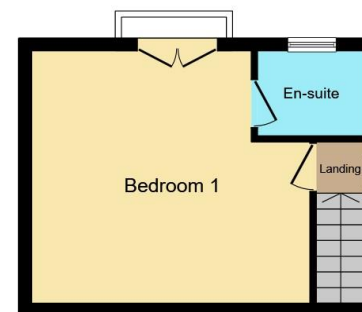




Ground Floor



First Floor



Second Floor

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

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209816



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