



Brays Road, BIRMINGHAM





## Property Description

RARE TO FIND TWO SEMI'S FOR SALE NEXT TO EACH OTHER! This THREE BEDROOM semi detached is in great condition and is just ready to move into! Having a conservatory and a garage to the rear as well as plenty of parking to the front this won't be around long! Close to transport routes and shops you best call now!

## Front Garden

Driveway with off road parking.

## Entrance Porch

Double glazed windows to front elevation.

## Entrance Hallway

Central heating radiator and doors off into:

## Lounge/ Dining Room

29' max into bay x 13' 4" ( 8.84m max into bay x 4.06m )

Double glazed bay window to front elevation, double glazed double doors to rear elevation, electric fire with surround and mantle over and two central heating radiators.

## Kitchen

11' 4" x 7' 4" ( 3.45m x 2.24m )

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, space and connections for gas cooker, vinyl floor and tiled to splash prone areas.

## Conservatory

8' x 11' 1" ( 2.44m x 3.38m )

Double glazed windows to all elevations, tiled floor and double glazed double doors to side elevation.

## Rear Garden

Paved patio area, out house for storage and side access.

## Garage

18' 2" x 16' 6" ( 5.54m x 5.03m )

Up and over door giving access to service road.

## Landing

Double glazed window to side elevation and loft access.

## Bedroom Three

6' x 7' 8" ( 1.83m x 2.34m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

12' 7" x 10' 6" ( 3.84m x 3.20m )

Double glazed window to front elevation, wood effect laminate flooring and central heating radiator.

## Bedroom One

13' 1" x 10' 6" ( 3.99m x 3.20m )

Double glazed window to rear elevation, central heating radiator, built in wardrobes and wood effect laminate flooring.

## Bathroom

10' 6" x 6' 1" ( 3.20m x 1.85m )

Double glazed window to rear elevation, panelled bath with shower over, low level flush W.C, wash hand basin, tile effect laminate flooring and tiled to splash prone areas









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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