



Brays Road, BIRMINGHAM







## Property Description

SEVEN/EIGHT BEDROOMS!! This extended semi detached house has recently been FULLY RENOVATED so is ready for someone to just move in to. With two/three reception rooms and THREE BATHROOMS this property is perfect for a large family. Close to local schools, amenities and transport links such as bus routes, M42 and Birmingham International airport & train station.

## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

## Entrance Hallway

Double glazed door to front elevation and central heating radiator.

## Lounge

11' 2" x 15' 10" ( 3.40m x 4.83m )  
Spotlights and central heating radiator.

## Dining Room

13' into bay x 9' 11" ( 3.96m into bay x 3.02m )  
Double glazed bay window to front elevation, spotlights and central heating radiator.

## Reception Room Three

12' 4" max x 17' 4" ( 3.76m max x 5.28m )  
Double glazed window to front elevation, spotlights and under floor heating.

## Kitchen

15' 5" x 9' 4" ( 4.70m x 2.84m )  
Double glazed window to rear elevation, double glazed double doors to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, integrated microwave, spotlights and tiled flooring.

## Utility Room

9' 2" x 6' 11" max ( 2.79m x 2.11m max )  
Double glazed window to rear elevation, a range of units with work surface over, space and plumbing for washing machine, tiled flooring and central heating radiator.

## Landing

Double glazed window and spotlights.

## Bedroom One

11' 9" x 10' 11" ( 3.58m x 3.33m )

Double glazed window to front elevation, central heating radiator and spotlights.

## Bedroom Two

13' 6" into bay x 10' 2" ( 4.11m into bay x 3.10m )

Double glazed bay window to front elevation, spotlights and central heating radiator.

## Bedroom Three

9' 7" max x 10' 11" ( 2.92m max x 3.33m )

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

## Bedroom Four

14' 4" x 9' 3" ( 4.37m x 2.82m )

Double glazed window to rear elevation, double glazed skylight and central heating radiator.

## Bathroom

Double glazed window to rear elevation, bath, W.C, wash hand basin, spotlights, extractor fan, tiled flooring and walls.

## Wet Room

W.C, fully tiled walls and floor, rainfall shower, spotlights, extractor, wash hand basin and towel rail.

## Bedroom Five

10' x 10' ( 3.05m x 3.05m )

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

## Bedroom Six

9' 1" x 12' 1" ( 2.77m x 3.68m )

Double glazed skylight, central heating radiator and spotlights.

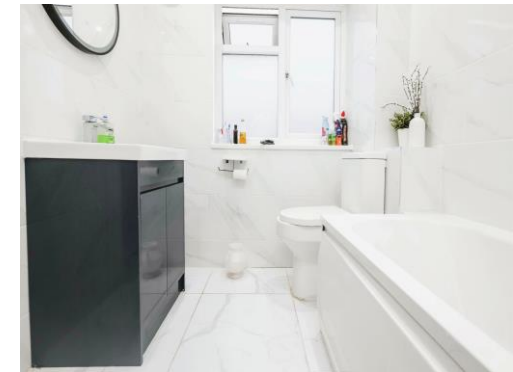
## Second Floor Bathroom

Double glazed window to rear elevation, shower cubicle, wash hand basin, .WC, tiled walls and flooring, extractor fan and heated towel rail.

## Bedroom Seven

10' 2" max x 11' 3" ( 3.10m max x 3.43m )

Double glazed window to front elevation, spotlights and central heating radiator.



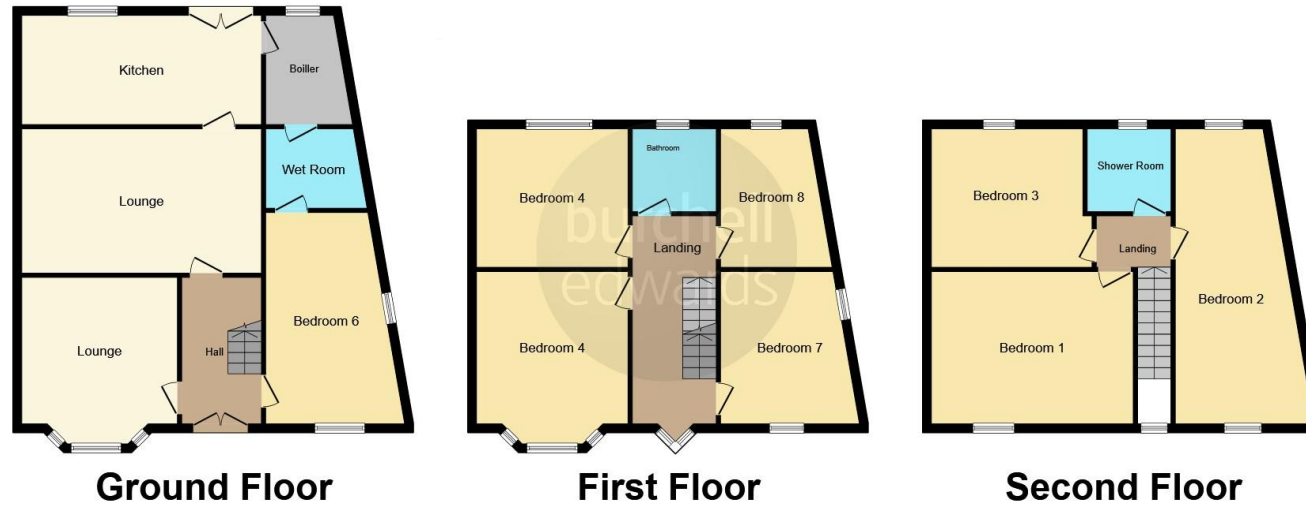












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/SHL209499](http://burchelledwards.co.uk/Property/SHL209499)**



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