



Platt Brook Way, Birmingham







## Property Description

Modern Two-Bedroom Semi-Detached Home -  
Perfect for First-Time Buyers or Investors

This attractive modern semi-detached property offers stylish, low-maintenance living in a highly convenient location.

The ground floor comprises a welcoming entrance hallway with a downstairs WC, a well-appointed kitchen, and a spacious living/dining room with patio doors opening onto the rear garden - ideal for both relaxing and entertaining.

Upstairs, you will find two generous double bedrooms and a contemporary family bathroom.

Situated close to excellent transport links, this home provides easy access to Birmingham city centre, major motorway networks, Birmingham Airport, and local train stations, making it ideal for commuters.

With its modern design, practical layout, and superb location, this property is an excellent choice for first-time buyers or those seeking a sound investment opportunity.

## Guest W.C

Double glazed obscure window to front elevation, W.C, wash hand basin, central heating radiator.

## Lounge

13' 4" max x 13' 4" ( 4.06m max x 4.06m )  
Double glazed window and French doors to rear elevation, central heating radiator and storage cupboard.

## Kitchen

6' 5" x 10' 4" ( 1.96m x 3.15m )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, central heating radiator, central heating boiler housed, space and plumbing for washing machine.



## Landing

Loft access via hatch.

## Bedroom One

13' 5" max x 9' ( 4.09m max x 2.74m )  
Double glazed window to front elevation and storage cupboard.

## Bedroom Two

8' 1" x 13' 4" ( 2.46m x 4.06m )  
Double glazed window to rear elevation, central heating radiator.

## Bathroom

Bath with shower over, W.C, wash hand basin, central heating radiator.

## Front Garden

Tarmac driveway providing off road parking.

## Rear Garden

Slabbed patio, laid to lawn, access to front and fencing to all boundaries.

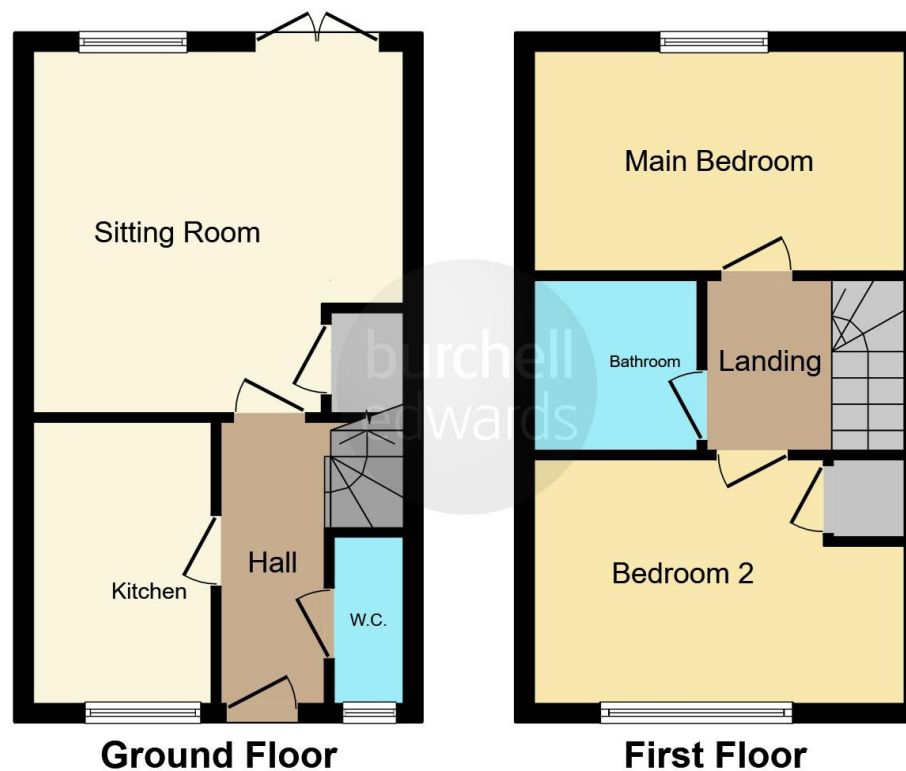












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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