



Brays Road, BIRMINGHAM

burchell
edwards

Brays Road, BIRMINGHAM, B26 1NR

for sale
£350,000



Property Description

THREE DOUBLE BEDROOMS!! This extended semi detached house has been EXTENDED so is ready for someone to just move in to and add there own stamp to it. With two/three reception rooms and TWO 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. CALL NOW ON 0121 742 1725 BEFORE ITS TOO LATE!!!!!!

Entrance Hallway

Double glazed door, stairs to first floor and central heating radiator.

Lounge

20' 6" into bay x 9' 7" into recess (6.25m into bay x 2.92m into recess)

Double glazed bay window to front elevation, double glazed sliding patio door to rear elevation and central heating radiator.

Dining Room

24' 7" x 10' 3" (7.49m x 3.12m)

Double glazed window to front elevation, double glazed window and sliding patio door to side elevation, laminate flooring and central heating radiator.

Reception Room

10' 9" x 7' 7" (3.28m x 2.31m)

Double glazed door and window to rear elevation.

Kitchen

17' 7" x 9' 3" (5.36m x 2.82m)

Double glazed windows to rear and side elevations, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a range cooker, space and plumbing for a washing machine, tiled to splash prone areas and vinyl flooring.

Shower Room

Shower cubicle, WC, wash hand basin, extractor fan nd central heating radiator.

Landing

Double glazed window to front elevation, loft hatch and electric heater.

Bedroom One

25' 2" into bay x 9' 8" (7.67m into bay x 2.95m)
Double glazed bay window to front elevation, double glazed window to rear elevation and central heating radiator.

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)
Double glazed windows to front and side elevations and central heating radiator.

Bedroom Three

12' 4" x 10' 3" (3.76m x 3.12m)
Double glazed windows to rear and side elevations and central heating radiator.

Bathroom

Double glazed window to rear elevation, shower cubicle, extractor fan, tiling, WC and wash hand basin.

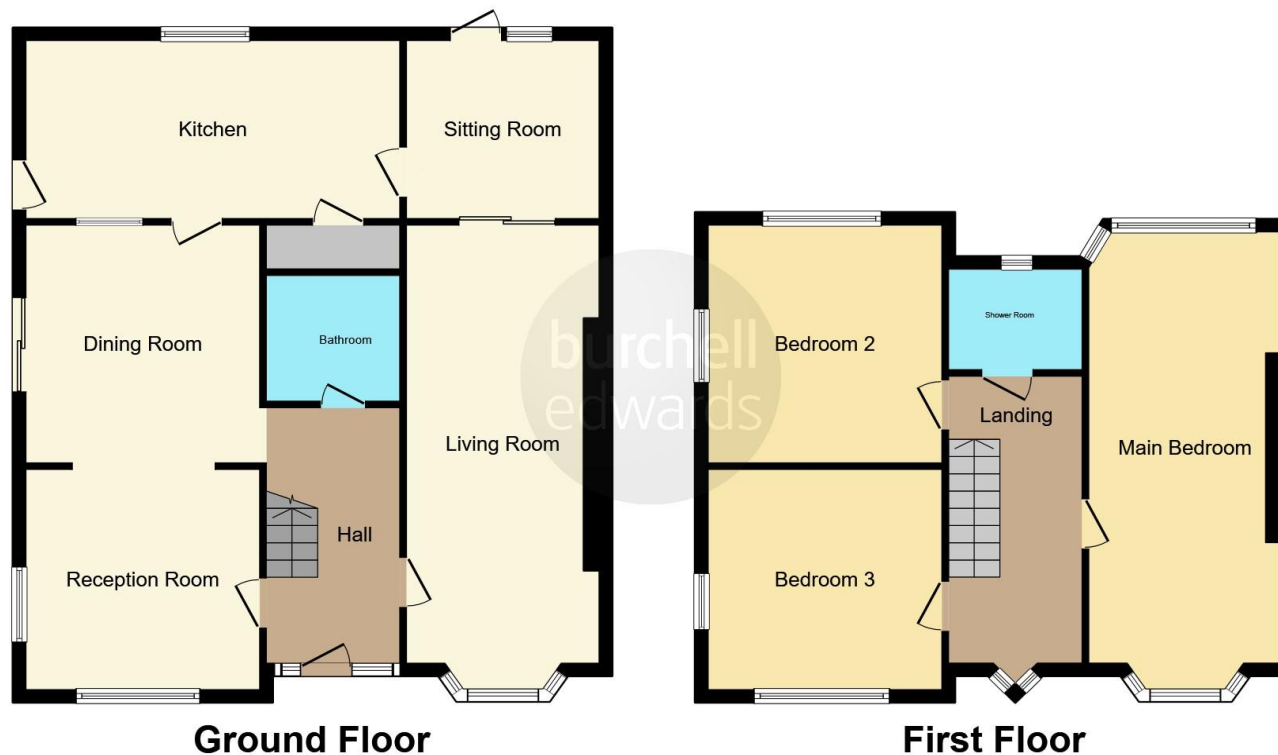
Garden

Patio area, lawn, garage to the rear and fence to 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

To view this property please contact Burchell Edwards on

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2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211276



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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