



Brampton Avenue, Birmingham





## Property Description

Situated on a popular road in Hall Green, this well-presented three-bedroom semi-detached property offers spacious family accommodation in a highly convenient setting.

The ground floor comprises two reception rooms, a fitted kitchen, utility room, downstairs WC, and a bright conservatory overlooking the rear garden. A side garage provides further storage and fantastic potential for extension (subject to planning).

Upstairs, the property offers three good-sized bedrooms, along with a shower room and separate WC.

Perfectly positioned in a quiet cul-de-sac, close to excellent local schools, shops, and transport links, this home is ideal for families looking to settle in one of Hall Green's most popular areas.

## Entrance Hall

Under stairs storage cupboard.

## Lounge

10' 11" x 16' 5" ( 3.33m x 5.00m )  
Electric fire with surround and radiator.

## Dining Room

10' 10" x 15' 6" ( 3.30m x 4.72m )  
Double french doors and double glazed windows either side. Radiator, gas fire and surround.

## Kitchen

9' 7" x 10' 3" ( 2.92m x 3.12m )  
Kitchen comprising of a range of wall and base units, Double Belfast sink and drainer, double oven with hob and extractor fan overhead. Breakfast bar and full high glossed cabinets.

## Utility

Plumbing for washing machine and access to garage.

## Conservatory

11' 11" x 11' 10" ( 3.63m x 3.61m )  
Fully double glazed windows with french doors to the rear.



## Landing

10ft Loft access.

## Bedroom One

16' 7" x 10' 11" ( 5.05m x 3.33m )  
Double glazed window and radiator.

## Bedroom Two

15' 4" x 10' 11" ( 4.67m x 3.33m )  
Double glazed bay window and radiator.

## Bedroom Three

7' 3" x 7' ( 2.21m x 2.13m )  
Double glazed front window and radiator.

## Bathroom

Jack and Jill wash hand basin, mirror and vanity. Walk in shower, spotlights and heated towel rail.

## W/C

W/C fully tiled and frosted double glazed windows.

## Front Garden

Block paved driveway, powerpoint and border to side.

## Rear Garden

Block paved patio laid to lawn and bush surround.













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**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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