



## Brookfield Road, Hockley, Birmingham, B18 7JG

- Extremely Spacious Victorian Period Property
- Three Double Bedrooms
- Fantastic Location on the Edge of the City Centre and Next to City Hospital
- Beautifully Maintained Rear Garden
- Excellent Access to Birmingham City Centre and Jewellery Quarter
- No Upward Chain
- EPC Rating - D

**£225,000**





# Brookfield Road, Hockley, Birmingham, B18 7JG

## DESCRIPTION

A well maintained and extremely spacious period end of terrace townhouse situated in this this sought after residential neighborhood within excellent proximity of City Hospital and Birmingham City Centre. The property provides generously sized accommodation throughout with a beautifully maintained rear garden and potential for further extension to the side of the property subject to the relevant planning permissions. Being Sold with No Upward Chain.

The property is set over three floors, with predominately double glazing and gas central heating with a modernised combi-boiler. As you enter through the property entrance door you are welcomed by a hallway which provides staircase to the first floor and access into a front facing reception room which has a lovely feature fireplace. To the rear is a spacious kitchen dining room, providing ample space for dining room table and chairs, with a fitted kitchen comprising wall and base level units, complimentary work surfaces, stainless steel sink and drainer and tiled splash-back. The kitchen also provides integrated oven with gas hob and space for all other necessary appliances, it also houses the central heating boiler, with an under-stairs storage cupboard and access to the rear garden.

The upstairs accommodation is across both first and second floors, to the first floor is an extremely spacious double bedroom to the front, with another double at the rear and a partly tiled bathroom suite including WC, pedestal wash hand basin and bath with separate shower above. The second floor provides another superbly sized double bedroom at the front with a built-in storage cupboard, with convenient under eaves space at the back of the property offering excellent storage.

The wonderful rear garden provides patio and lawn areas, with a picket fence boundary and mature plants and hedges, with excellent space down the side providing further lawn space and a useful outbuilding.



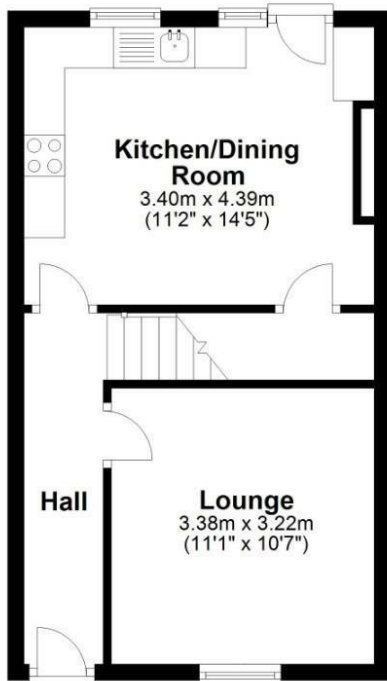






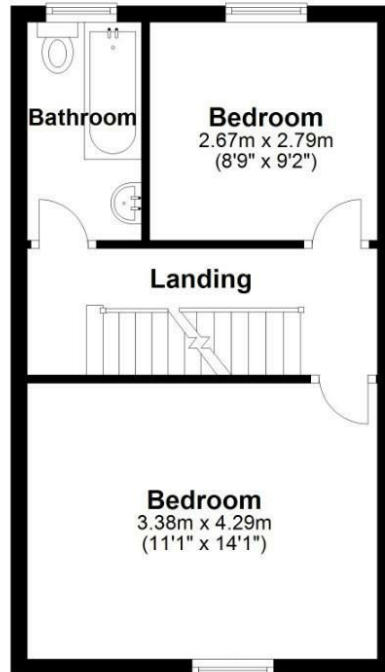
### Ground Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



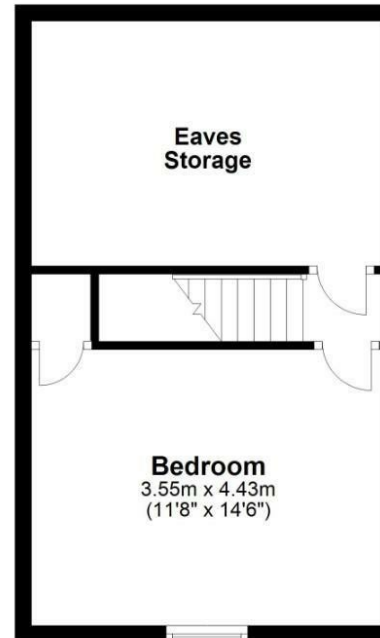
### First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



### Second Floor

Approx. 19.7 sq. metres (212.0 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

### Viewings

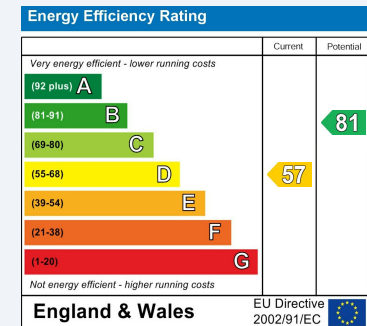
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.