

for sale

£375,000 Freehold



Brentford Road BIRMINGHAM B14 4DG

A well-presented four-bedroom family home in a popular residential location, offering spacious accommodation, a large private rear garden, off-road parking, and excellent access to local amenities, schools, and transport links.

- Energy Rating: C
- Popular residential location
- Spacious lounge
- Fitted kitchen
- Well-proportioned bedrooms

Property Details

Driveway

Ground Floor

Porch

- Front Door
- Door leading to Hall

Hall

- Door leading to Lounge/Dining Room

Lounge/Dining Room 29' 7" x 11' 10" (9.02m x 3.61m)

- Double Glazed Window to front
- Radiator
- Flooring throughout
- Door to Shower Room
- Double Doors to Kitchen

Kitchen 16' 10" x 13' 1" (5.13m x 3.99m)

- Double Glazed Window to rear
- Radiator
- Range of fitted wall and floor cabinets/drawers
- Sink with drainer
- Island
- Door leading to rear garden
- Flooring throughout

Shower Room

- Toilet
- Wash Basin
- Shower
- Towel Rail Radiator

First Floor

Landing

- Stairs
- Doors to all rooms

Bedroom Two 13' 3" x 9' 7" (4.04m x 2.92m)

- Double Glazed Window to rear
- Radiator

Bedroom Three 12' 6" x 9' 7" (3.81m x 2.92m)

- Double Glazed Window to front
- Radiator

Bedroom Four 9' 3" x 7' 4" (2.82m x 2.24m)

- Double Glazed Window to front
- Radiator

Bathroom One 7' 11" x 6' 11" (2.41m x 2.11m)

- Toilet
- Wash Basin
- Bath
- Towel Rail Radiator

Second Floor

Landing

- Double Glazed Window to side
- Stairs
- Doors to all rooms

Bedroom One 19' 1" x 10' 8" (5.82m x 3.25m)

- Double Glazed Window to front and rear
- Radiator

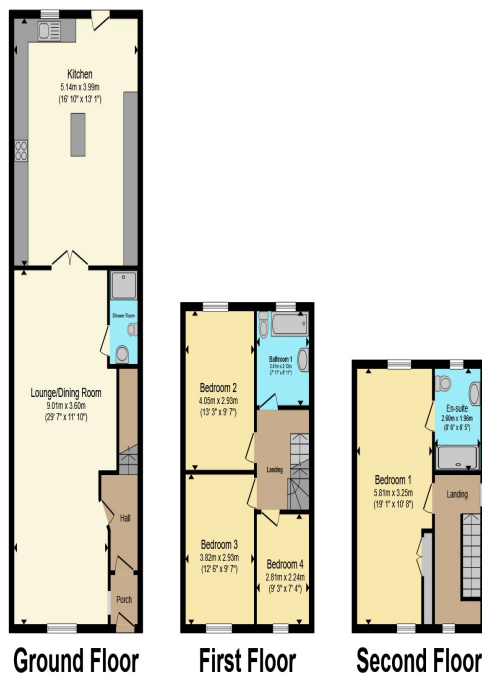
Ensuite

- Toilet
- Wash Basin
- Bath
- Towel Rail Radiator

Garden

- Paved Patio Area
- Large Grass Area
- Fencing to boundary's





Total floor area 157.4 m² (1,694 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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Property Ref: KTH311217 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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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