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54 BRICKHILL DRIVE, CHELMSLEY WOOD , BIRMINGHAM, B37 5BZ £155,000









A three-bedroom property situated on Brickhill Drive, B37 5BZ, offering well-proportioned accommodation arranged over two floors. The property comprises an entrance hall, fitted kitchen, spacious lounge, three bedrooms and a family bathroom. The property benefits from a good-sized lounge with rear-facing patio door, three bedrooms and useful built-in storage. There is scope for improvement and modernisation throughout, making this an opportunity for buyers looking to refurbish and personalise a property to their own taste.

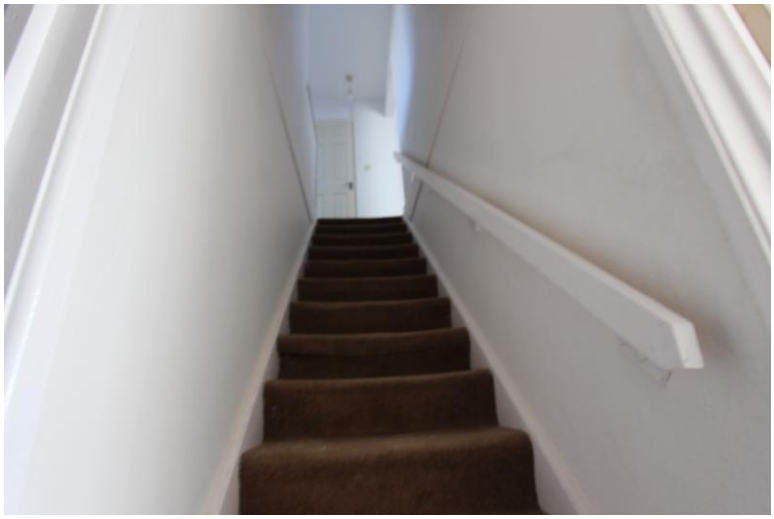
Ground floor

Entrance Hall – 11'1" x 2'7"
Accessed via a side-facing window, with an electric radiator and internal door leading through to the kitchen. Provides access to the main ground-floor accommodation.



Kitchen – 16'11" x 6'7"
A good-length kitchen with a front-facing window, radiator and access to the entrance hall. The room offers scope for a replacement kitchen installation and improved storage and workspace.

Lounge – 16'11" x 12'2"
A spacious reception room featuring a rear-facing uPVC double-glazed window, ornamental fireplace, radiator and uPVC double-glazed patio doors providing access to the rear garden. The room offers a good-sized living and entertaining space.



First floor

Landing – 8'5" x 5'0"
Providing access to all first-floor rooms, the landing benefits from a storage cupboard, separate boiler cupboard and radiator.



Bedroom One – 11'11" x 11'7"
A good-sized principal bedroom with a rear-facing uPVC double-glazed window, radiator and useful built-in storage cupboard.

Bedroom Two – 9'1" x 8'5"
A second bedroom with a front-facing uPVC double-glazed window and radiator. Suitable for use as a double or generous single bedroom, depending on furniture requirements.



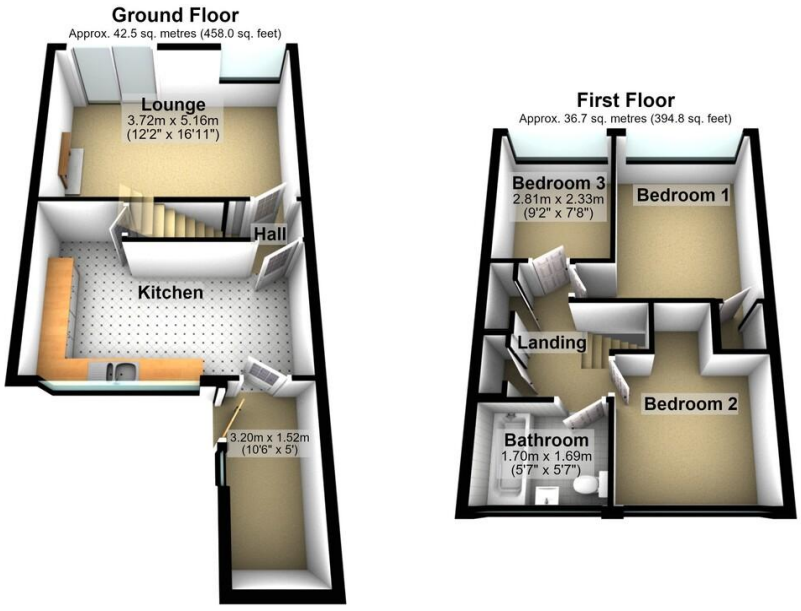
Bedroom Three – 9'2" x 7'8"
A further bedroom with a rear-facing uPVC double-glazed window and radiator. Could also be utilised as a child's bedroom, guest room or home office.





Family Bathroom – 5'7" x 5'7"
Fitted with a three-piece bathroom suite comprising a bath with shower over, wash hand basin and low-level WC. Further benefits include a front-facing uPVC double-glazed window and heated towel rail.

Outside
The property benefits from both front and rear gardens, providing additional outdoor space and potential for landscaping and improvement. The rear garden offers an opportunity to create an attractive outdoor entertaining or relaxation area, while the front garden provides an additional approach to the property.



Total area: approx. 79.2 sq. metres (852.8 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.