

Alcester Road South, Brandwood, Birmingham, B14 6EW

Offers In Region Of £475,000

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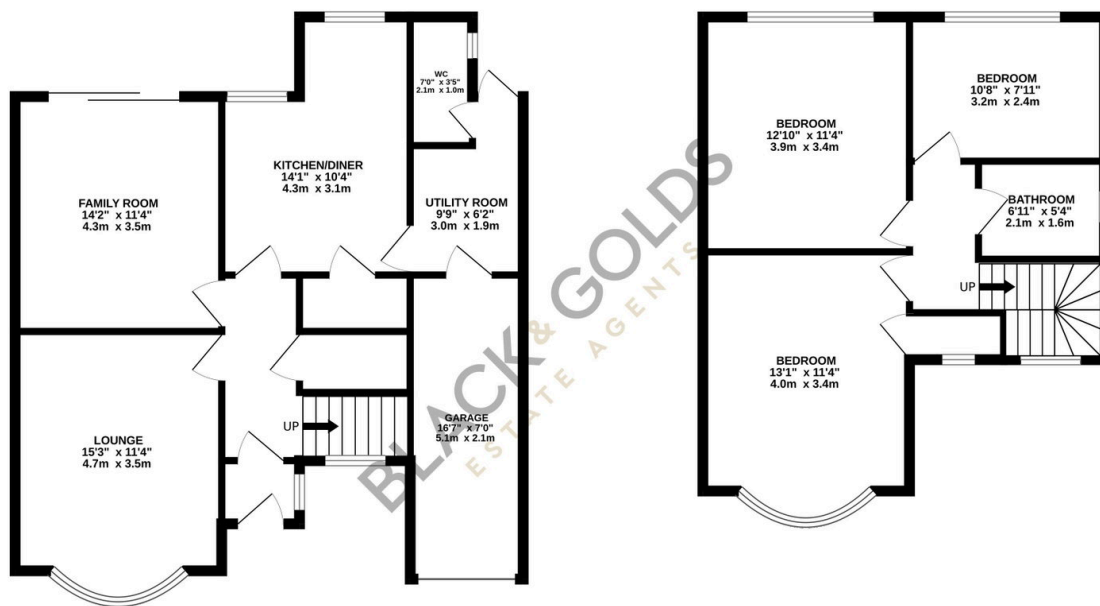
Traditional 3-Bed Detached Residence – Excellent Plot – Planning Permission for Extension – Prime Location

Key Features

- **Granted Planning Permission:** Comes with approved planning permission for an extension, offering huge, ready-to-go potential to add further value and space.
- **Two Separate Class Reception Rooms:** Features a bright front lounge with a classic bay window and a secondary rear sitting/dining room with French doors.
- **Downstairs Guest WC:** A highly practical ground-floor cloakroom/WC thoughtfully positioned off the rear utility/garage area.
- **Large Driveway & Secure Garage:** Offers excellent off-road parking to the front alongside a substantial garage with front, side, and rear access.
- **Desirable Detached Residence:** A traditional, beautifully presented family property offering a highly standalone layout.
- **Spacious Fitted Breakfast Kitchen:** Includes a generous kitchen area independent of the living spaces, complete with a walk-in pantry.
- **Upstairs Boarded Loft Room:** Accessed via a pull-down ladder, featuring a rear skylight window ideal for a home workspace or hobby area.
- **Beautifully Landscaped Rear Garden:** Enjoy an enclosed, mature garden featuring a crazy-paved patio, large lawn, and a charming built-in love seat.

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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