



Bradewell Road, Birmingham





Bradewell Road, Birmingham, B36 9TT

for sale offers in excess of  
**£220,000**



### Property Description

FREEHOLD ON COMPLETION Burchell Edwards are delighted to present this lovely two bedroom property ideal for first time buyers looking for a solid property in a good location. As you enter the property, you will be greeted by a spacious reception room with plenty of natural light.

Moving through to the open-plan kitchen, you have a clean and modern space with a breakfast bar, this then opens out to the private rear garden which has side access and plenty of space to enjoy those summer nights.

Upstairs, the property boasts two double bedrooms. The Bathroom is large and stylish with its neutral colours appealing to everyone.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

This property benefits from a front drive and a car port giving plenty of off road parking.

The location of this property is perfect for commuters with great access to both the M42 & M6 and within touching distance of plenty of local amenities

### Lounge

13' 5" x 13' 3" max ( 4.09m x 4.04m max )  
Door to front elevation, double glazed window to front elevation, two central heating radiators, spotlights and laminate flooring.

### Kitchen

7' 8" x 13' 2" ( 2.34m x 4.01m )  
Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, washing machine, spotlights, laminate flooring and storage pantry.



## Landing

Double glazed window to side elevation, spotlights, loft access and carpet.

## Bedroom One

12' 2" x 11' 3" ( 3.71m x 3.43m )

Two double glazed windows to front elevation, central heating radiator, carpet, built in wardrobes and built in cupboard housing boiler.

## Bedroom Two

9' 2" x 6' 11" ( 2.79m x 2.11m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, fully tiled walls and heated towel rail.

## Front Garden

Paved driveway providing off road parking and carport.

## Rear Garden

Block paved patio, lawned area, side access to frontage, outside tap, shrubs and plants.

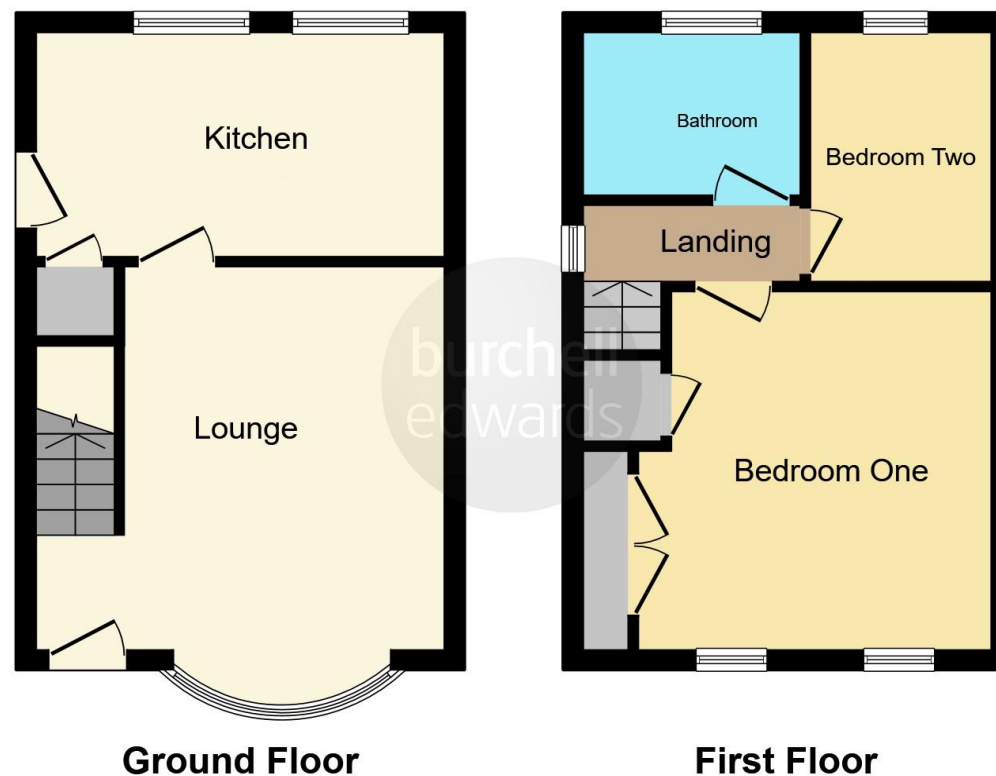












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: D    Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online** [burchelledwards.co.uk/Property/CBW210493](http://burchelledwards.co.uk/Property/CBW210493)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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