Rice Chamberlains
ESTATE AGENTS LLP



# 274 Brandwood Park Road

**, Birmingham, B14 6QU**

**Offers In The Region Of £215,000**

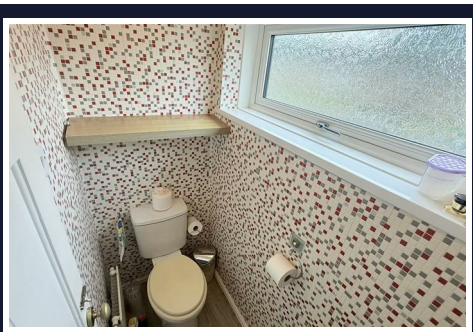
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***TWO BEDROOM FAMILY HOME* *NO CHAIN* We are delighted to offer to the market this one two bedroom, end terrace, family home on on Brandwood Park Road in the popular area of Kings Heath/ Allen's Croft. The property is conveniently located for all local amenities including shops, restaurants, walking distance to the Brandwood Community Centre, and local transport links into the City Centre. The property benefits to being a short car journey tot the new Pineapple train station. The property benefits from central heating and double glazing with the accommodation briefly comprises of; front fore garden with paved pathway, open hallway, re-fitted kitchen, living room, two bedrooms upstairs, and separate WC and bathroom. The property also benefits from a rear garden. Energy Efficiency Rating TBC. To arrange your viewing for this lovely home please contact our Moseley office or visit our website.**







## Approach
The property is approached via a front fore garden featuring a well-maintained lawn either side of a pathway leading to the front entrance door, which opens into:

## Hallway
With Laminate wood effect floor covering, ceiling light point, central heating radiator, double glazed PVC window to the front aspect, bi-fold doors opening into the kitchen/diner with further access to the living room. Stairs giving ride to the first floor accommodation, door opening into the storage cupboard housing the gas meter and fuse box, while a further door opens into the understairs storage cupboard, offering useful additional storage space.

## Kitchen/Diner
18'11" x 7'6" (5.79m x 2.30m)
With Laminate wood effect grey floor covering, tiling to splash backs, a selection of wall and base units in white gloss and featuring silver handles, marble style wrapped work surfaces, sink with mixer tap over, integrated gas hob with oven and grill under and extractor fan over. Space facility for washing machine and large fridge/freezer. Two ceiling light points, cornice to ceiling, central heating radiator, double glazed PVC dual aspect windows to the front and rear aspect, double glazed UPVC door leading to the rear garden and further bi-fold doors opening into:

## Living Room
12'8" x 12'0" (3.87m x 3.66m)
With Laminate wood effect floor covering, ceiling light point, cornice to ceiling, electric fireplace, double glazed PVC window to the rear aspect.

## Garden
With an initial patio area, two sheds, further brick built storage, side access and further lawn area.

## First Floor Accommodation
With carpeted stairs giving rise to the first floor landing, with ceiling light point, double glazed PVC window to front aspect and doors opening into:

## Bedroom One
12'4" x 12'4" x 10'3" (3.78m x 3.78m x 3.13m)
With Laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed PVC window to the rear aspect.

## Bedroom Two
8'2" x 12'4" (2.49m x 3.77m)
With laminate wood effect floor covering, ceiling light point, central heating radiator, loft access (not inspected) and double glazed PVC window to the rear aspect.

## Bathroom
5'9" x 4'9" (1.77m x 1.45m)
With bi-fold internal door, Lino to floor covering, tiling to walls, ceiling light point, bath with; separate hot & cold taps, power shower above and shower screen, sink with mixer tap over and useful storage space under and double glazed opaque PVC window to the front aspect.

## First Floor Separate W/C
2'8" x 5'4" (0.83m x 1.64m)
With Laminate wood effect grey floor covering, ceiling light point, central heating radiator, low flush WC and double glazed PVC window to the front aspect.

## Council Tax Band

According to the Direct Gov website the Council Tax Band for 274, Brandwood Park Road, Birmingham, B14 6QU is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

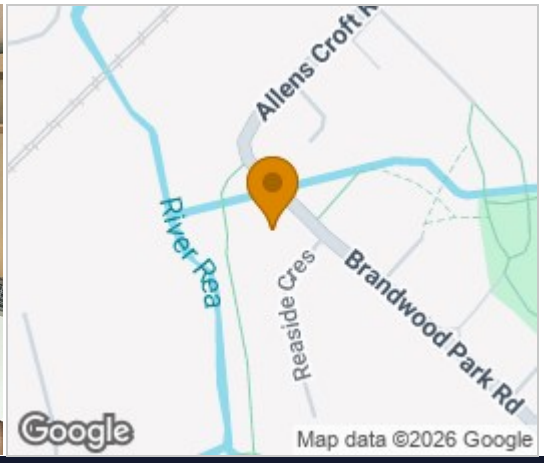














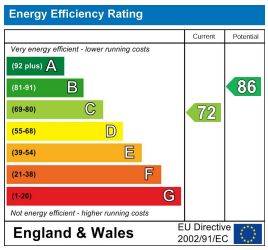

## Floor Plan

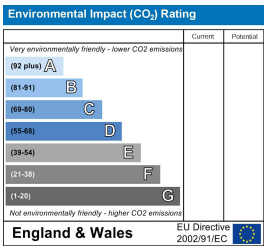



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




**SALES PARTICULARS – GENERAL INFORMATION**

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

**1. Additional Services / Referral Fees**

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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