



Bromyard Road  
Birmingham





# Bromyard Road Birmingham B11 3BA

for sale  
**£260,000**



## Property Description

A fantastic opportunity to acquire this three-bedroom mid-terrace home, ideally situated in the popular B11 area, offering convenient access to Birmingham City Centre and a wide range of local amenities.

The property is approached via off-road parking, providing valuable convenience in this sought-after location. Internally, the home boasts two well-proportioned reception rooms, offering flexible living and dining space ideal for families or those who enjoy entertaining. The ground floor also benefits from a useful downstairs WC.

To the rear, the property features a private garden, perfect for outdoor dining, gardening, or relaxation.

Upstairs, there are three bedrooms, all well sized, along with a family bathroom. The layout makes excellent use of space and offers comfortable accommodation throughout.

Situated close to local shops, schools, transport links, and Birmingham city centre, this property is well suited to first-time buyers, growing families, or investors alike.

Early viewing is highly recommended to appreciate all this home has to offer.

## Approach

Block paved driveway, steps leading up to front door

## Porch

Door leading to hallway

## Hallway

Central heating radiator.

## Living Room

14' 6" into bay x 9' 2" into recess ( 4.42m into bay x 2.79m into recess )  
Double glazed bay window to front aspect, gas fire with surround and central heating radiator

## Dining Room

12' x 12' 7" into recess ( 3.66m x 3.84m into recess )  
Double glazed window to rear aspect, gas fire, central heating radiator.

## Kitchen

.12' 4" x 9' ( 3.76m x 2.74m )  
Wood effect wall base units both above and below incorporating stainless steel sink and drainer with mixer taps. Tiled to floor and walls. Gas cooker with air filter above, double glazed window to side aspect.

## Utility Storage Room

## W.C.

Toilet, hand wash basin with mixer taps, central heating boiler.

## Lean To

Access to rear garden

## Landing

Doors to bedrooms

## Bedroom One

12' 7" into recess x 12' 4" ( 3.84m into recess x 3.76m )



Double glazed window to front aspect, central heating radiator.

### Bedroom Two

12' 1" x 9' 7" into recess ( 3.68m x 2.92m into recess )

Double glazed window to rear aspect, central heating radiator.

### Bedroom Three

7' 9" x 7' 5" ( 2.36m x 2.26m )

Double glazed window to rear aspect, central heating radiator.

### Bathroom

Bath with mixer taps, hand wash basin with mixer taps, low level flush toilet. Obscure double-glazed window with side, central heating radiator.

### Rear Garden

Laid to lawn, slabbed pathway



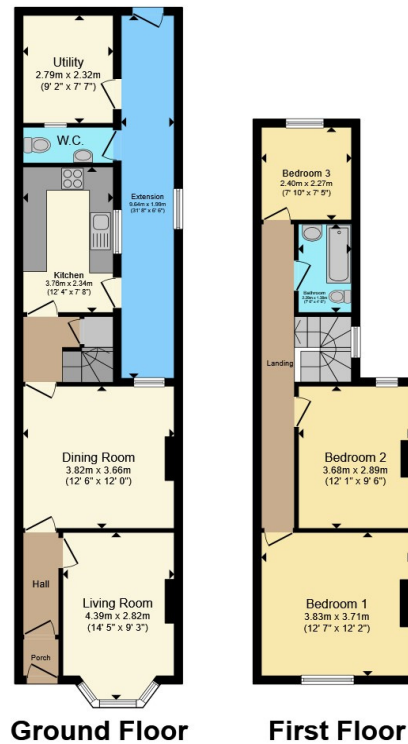












Total floor area 110.3 m<sup>2</sup> (1,187 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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