



150 Brays Road, Birmingham, B26 2PP

£195,000

This two bedroom semi detached home situated in a popular residential location briefly comprises hallway, lounge, kitchen, rear lobby, ground floor wet room, two bedrooms and bathroom. The property has a rear garden and a driveway to the front. Call now to view !

Approach

Via block paved driveway with off road parking



Porch

Double glazed door to front, double glazed windows to side.

Hallway

Door to front, stairs to first floor accommodation, radiator and ceiling light point.

Lounge

12'11 into bay x 9'8 into recess (3.94m into bay x 2.95m into recess)

Double glazed window to front, fireplace with decorative surround, radiator and ceiling light point.



Kitchen

13'1 x 7'9 (3.99m x 2.36m)

Double glazed window to rear, wall base and drawer units, 1 1/2 sink with mixer tap and drainer, integrated oven and hob with extractor over, plumbing for washing machine, space for white goods, radiator and ceiling light point.



Rear Lobby

Double glazed obscured door giving access to rear garden, electric heater and ceiling light point

Downstairs wet room

Double glazed obscured window to rear, electric shower, hand wash basin, low level w/c, extractor fan and ceiling light point.

Landing

Double glazed obscured window to side, loft access and ceiling light point.

Bedroom One

13'6 into bay x 13' into recess (4.11m into bay x 3.96m into recess)

Double glazed bay window to front, radiator and ceiling light point.



Bedroom Two

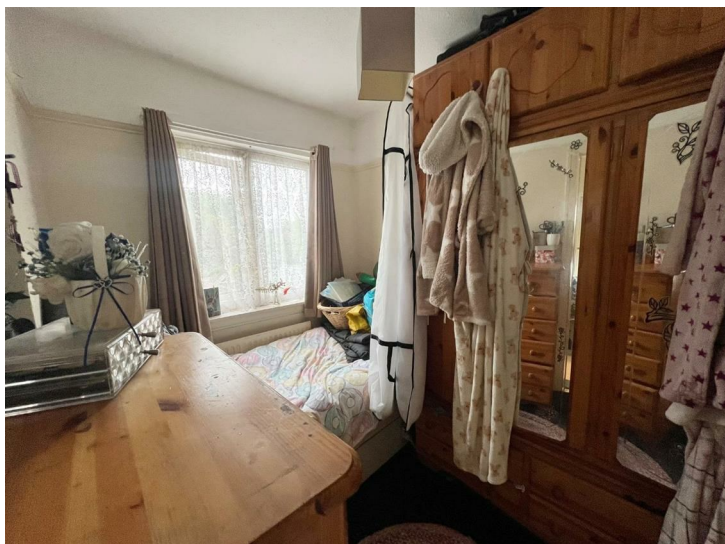
9'2 x 6'8 (2.79m x 2.03m)

Double glazed window to rear, radiator and ceiling light point.

cannot be agreed without this.

Council Tax Band - B

EPC Rating - D



Bathroom

Double glazed obscured window to rear, panel bath with shower over, pedestal hand wash basin, low level w/c, radiator and ceiling light point.



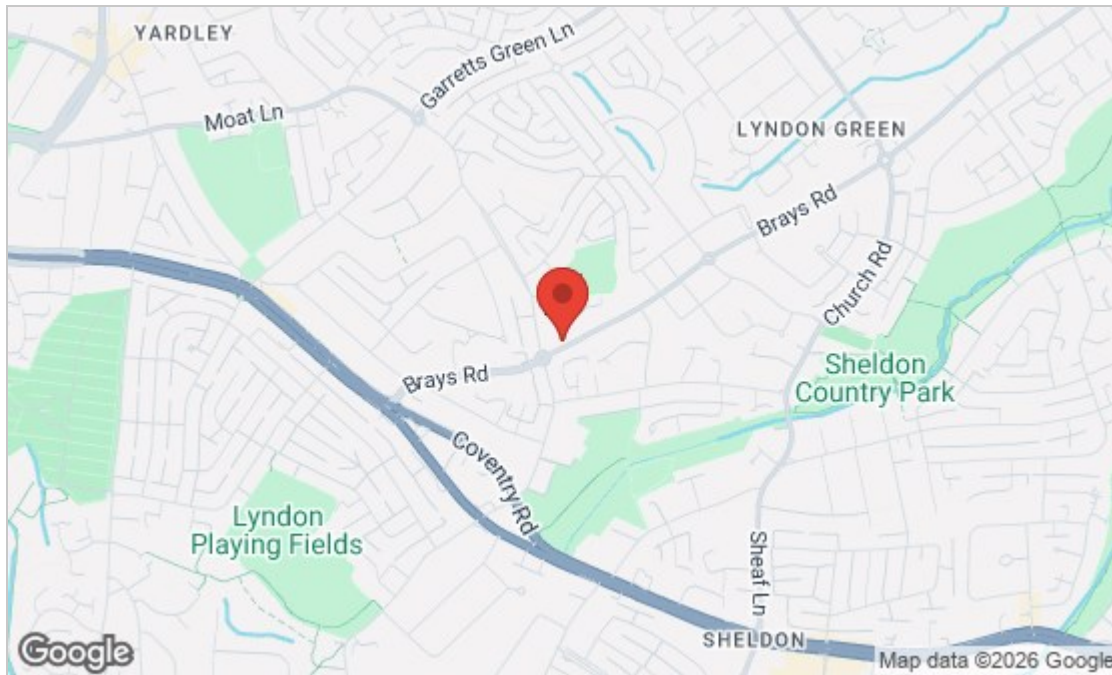
Rear Garden

Low maintenance paved garden and enclosed to neighbouring boundaries.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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