

For Sale

£360,000 Freehold



Brindley Avenue Birmingham B16 0QD

Prime Properties in Smethwick
Discover this spacious, well presented three-bedroom detached property on Brindley Avenue, proudly brought to you by Connells Bearwood. Contact Us Today 0121 420 3611 to arrange a viewing.*

- Energy Rating: C
- DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM /EN-SUITE/DOWNSTAIRS WC
- DRIVEWAY & GARAGE

Property Details

Ground Floor

W.C

comprising a low-level WC, pedestal wash hand basin with tiled splashback, tiled flooring and radiator.

Living Room

Well-proportioned living room with bay window, fitted storage units, contemporary décor and ample space for lounge furniture.

Kitchen

A spacious and contemporary kitchen/diner fitted with a range of modern wall and base units complemented by contrasting work surfaces and stylish tiled splashbacks. Incorporating an integrated oven, gas hob and extractor hood, the space offers ample storage and preparation areas. With room for a family dining table and benefiting from natural light.

Utility Room

A practical utility room fitted with additional wall and base storage units and complementary work surfaces, providing valuable extra storage and appliance space. With plumbing for white goods and a door leading to the side of the property.

Lounge

A superb contemporary lounge enjoying an abundance of natural light through large bi-fold doors and an impressive roof lantern. Beautifully presented throughout, this versatile reception space provides ample room while offering seamless access to the rear patio.

Convert Garage

offering flexible accommodation with modern flooring, radiator, front-facing window and rear access door. Suitable for a variety of uses including a home office, gym, playroom or storage.

Garden

The property benefits from a low-maintenance, fully enclosed rear garden, predominantly laid to an extensive paved patio.

First Floor

Bedroom One

A spacious and well-presented double bedroom, enhanced by a striking feature wall and contemporary flooring. Benefiting from a large window allowing plenty of natural light. A door provides direct access to the en-suite shower room.

En-Suite

En-suite shower room featuring a shower enclosure, low-level WC, wash hand basin, contemporary tiled walls and a frosted window.

Bedroom Two

Double bedroom with fitted sliding wardrobes, modern flooring, radiator and a large window providing a bright and airy feel.

Bedroom Three

Good-sized bedroom with modern flooring, radiator and a large window creating a bright and comfortable living space.

Bathroom

Family bathroom comprising a panelled bath with shower over, pedestal wash hand basin, low-level WC, tiled walls and flooring, and a frosted window.





Total floor area 124.0 m² (1,334 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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 SMETHWICK B66 4AP

Property Ref: BEA313095 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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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