



186 Brownfield Road, Birmingham, B34 7DX

£250,000

This semi detached home situated in a popular location of Brownfield Road briefly comprises porch, hallway, lounge/diner, utility room, downstairs w/c, two double bedrooms and bathroom. There is an enclosed rear garden and a garage to the side. This is an ideal first time buyer property!

Approach

Via tarmaced driveway to garage with area laid to lawn.



Porch

Double glazed door to front, double glazed windows to front and side and wall light point.

Hallway

Door to front, stairs to first floor accommodation, under stairs storage cupboard, meter cupboard, radiator and wall light point.



Lounge

8'11 x 11'5 (2.72m x 3.48m)

Double glazed window to front, double glazed doors to rear, two radiators and two ceiling light points.



Kitchen

8'2 x 8'3 (2.49m x 2.51m)

Double glazed window to rear, double glazed door to side, wall base and drawer units, 1 1/2 sink with drainer and mixer tap,

space for cooker with extractor hood over and ceiling light point.



Utility

11'00 max x 15'2 (3.35m max x 4.62m)

Double glazed door and window to side, plumbing for washing machine, cupboard concealing wall mounted central heating boiler, radiator and wall light point.



Conservatory

9'11 x 6'7 (3.02m x 2.01m)

Double glazed French Doors to rear, double glazed windows to side and wall light point.



Downstairs W/C

Double glazed window to rear, low level w/c, hand wash basin and ceiling light point.

Landing

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



Bedroom One

14'10 x 9'5 (4.52m x 2.87m)

Two double glazed windows to front, built in storage, radiator and ceiling light point.

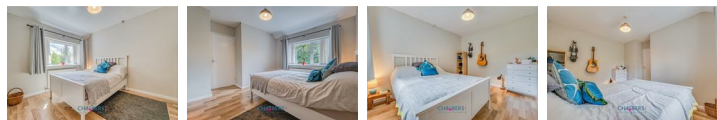
Council Tax Band - B
EPC Rating - C



Bedroom Two

11'2 x 8'11 (3.40m x 2.72m)

Double glazed window, radiator and ceiling light point.



Bathroom

Double glazed obscured window to side and rear, low level W/C, hand wash basin with vanity below, panel bath with shower over, heated towel rail and ceiling light point.



Garage

8'8 x 17'8 (2.64m x 5.38m)

Electric garage door and ceiling light point.

Rear Garden

Paved patio area, mainly laid to lawn, mature tree and shrubs 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 cannot be agreed without this.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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