



**Bradley Road, Birmingham B34 7RJ**



**welcome to**

## **Bradley Road, Birmingham**

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- UTILITY
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over

**£250,000**

### **Entrance Hall**

Double glazed window to side, radiator, spotlights, door to stairs to first floor and laminate floor.

### **Cloakroom**

Double glazed window to side, ceiling light point, low level w.c. and laminate flooring.

### **Lounge**

10' 10" + recess x 13' 10" ( 3.30m + recess x 4.22m )

Double glazed window and door to conservatory, radiator and ceiling light point.

### **Reception Room 2**

12' 6" x 10' 4" into bay ( 3.81m x 3.15m into bay )

Double glazed window to front, radiator, spotlights and laminate flooring.

### **Conservatory**

11' 11" x 9' 7" ( 3.63m x 2.92m )

Double glazed bi fold doors and double glazed windows to rear and side, laminate flooring.

### **Kitchen**

10' 8" x 7' 6" ( 3.25m x 2.29m )

Double glazed window and door to outer lobby, spotlights, cupboard, drawer and base units, hob, oven and cooker hood, plumbing for washing machine, pantry and laminate flooring.

### **Outer Lobby**

9' 7" x 10' 3" ( 2.92m x 3.12m )  
Access to utility and w.c.

### **Utility Room**

7' max x 4' 4" ( 2.13m max x 1.32m )  
Double glazing to front, electric heater, ceiling light point, plumbing for washing machine and laminate flooring.

### **Landing**

Double glazed window to side, boarded loft with access via a ladder

### **Bedroom One**

10' 2" into wardrobes x 11' 7" ( 3.10m into wardrobes x 3.53m )

Double glazed window to front, radiator, ceiling light point and built in mirrored wardrobes.

### **Bedroom Two**

10' 1" x 8' 10" to wardrobes ( 3.07m x 2.69m to wardrobes )

Double glazed window to rear, radiator, ceiling light point, built in wardrobe and built in cupboard.

### **Bedroom Three**

8' 5" x 8' 9" ( 2.57m x 2.67m )

Double glazed window to side, radiator, ceiling light point and built in cupboard.

### **Bathroom**

Double glazed obscured window to rear, heated towel rail, spotlights, low

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#### **Property Ref:**

CAB112197 - 0004

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