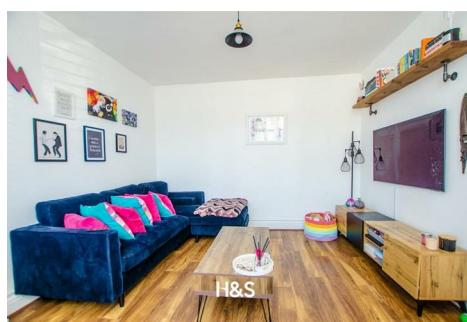


Horton & Senate



80 Brandwood Road, Birmingham, B14 6BT

£475,000

- Four Bedroom Semi Detached
- Loft Converted To Master Bedroom With En Suite
- Off Road Parking
- Outbuilding Ideal For A Home Office Or Gym
- Downstairs WC
- Large Rear Extension
- Refurbished To A High Standard Throughout
- Open Plan Kitchen/Breakfast Room
- Low Maintenance Rear Garden
- New Windows Throughout And New Fitted Wardrobes In Bedrooms

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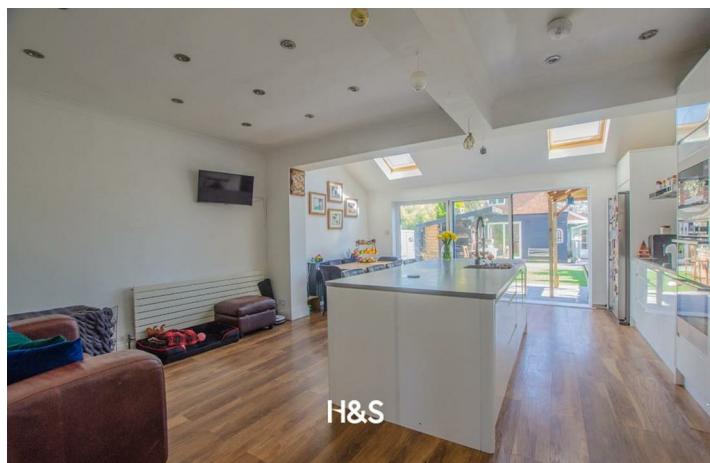
Horton & Senate estate agents are pleased to present this lovely semi detached home, refurbished to a high standard throughout. Providing ample space, the layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the house is utilised to its fullest potential.

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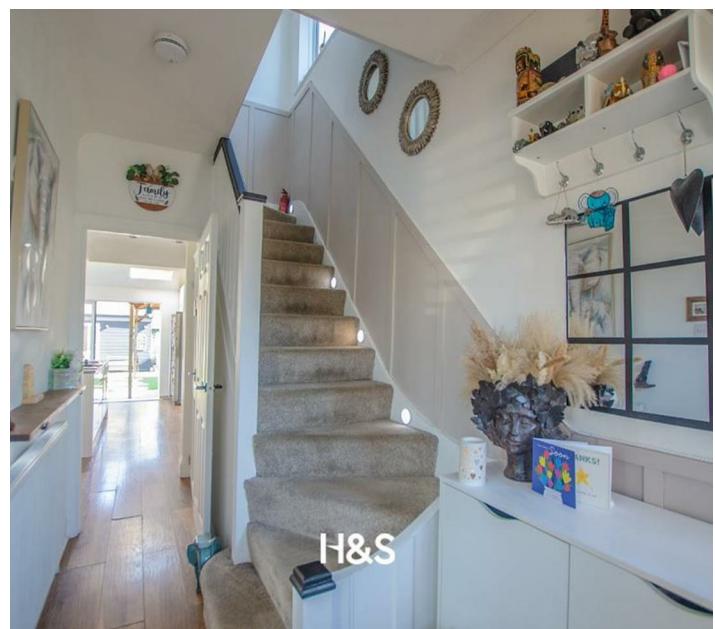
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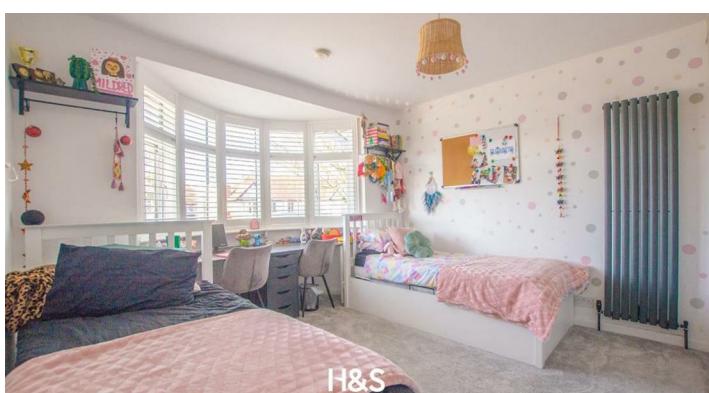
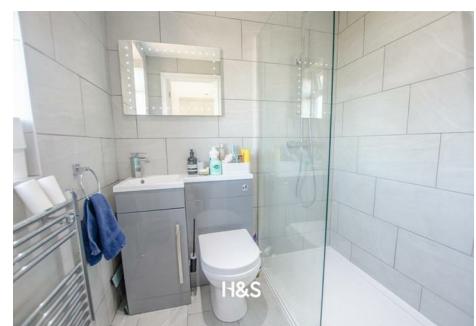
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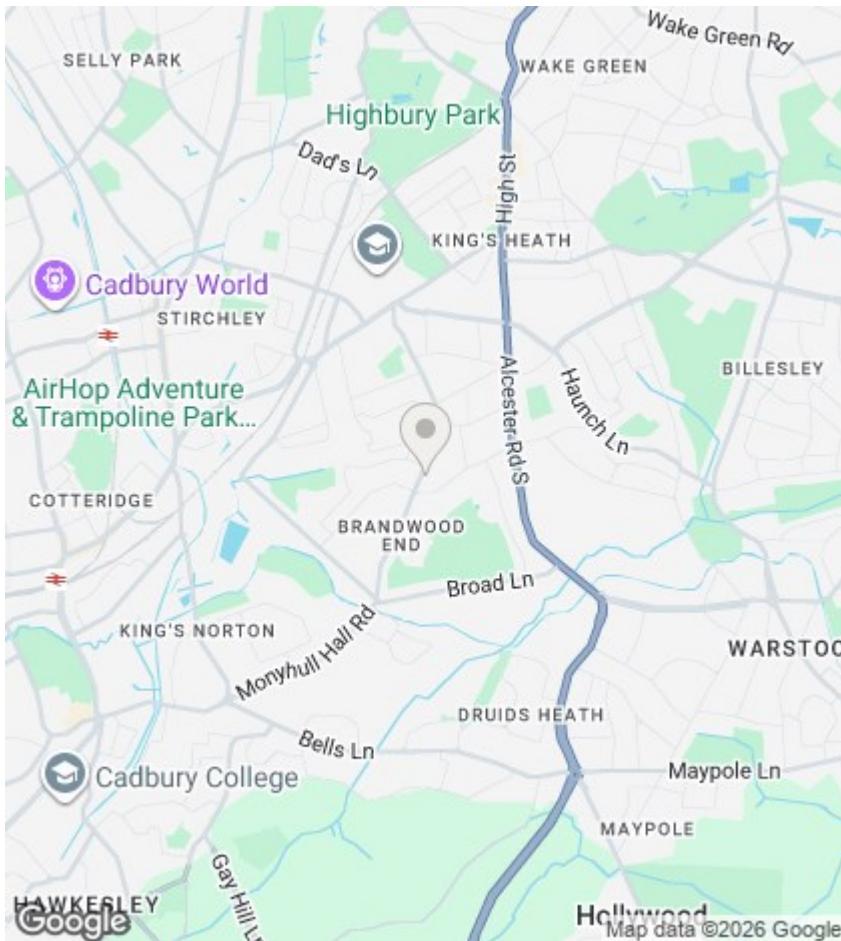
Council Tax Band: C



Property Approach	Via driveway with space for off road parking. Side access to the rear of the property via the lean to.	Bedroom three 3.83m x 3.24m Double glazed window with fitted roller blinds to the rear elevation, central heating radiator. Built in wardrobes.
Ground floor		
Hallway	Doors to ground floor rooms, a central heating radiator. Stairs to the first floor.	Bedroom four 1.76m x 2.32m Double glazed window with fitted venetian blinds to the front elevation, central heating radiator.
Lounge 3.64m x 4.41m	A double glazed bay window with fitted shutter blinds to the front elevation and a central heating radiator.	Family bathroom Tiled floor and walls, bath with shower over, wash basin, WC, heated towel rail. A wall mounted mirrored cabinet with storage. Double glazed window to the rear elevation.
Open plan kitchen/dining area 6.48m x 5.30m	A range of wall and floor based units with storage and surface over, integrated appliances including a electric hob cooker, double oven, microwave extractor fan, fridge freezer, plumbing for a washing machine and space for a tumble drier. Kitchen island with storage under, a sink with a mixer tap. Sky lights and bifold doors leading out to the rear garden.	Second floor/Loft conversion
Downstairs WC WC and wash basin.		Master bedroom 3.54m x 4.75m A double bedroom with double glazed windows with fitted blinds to the rear elevation and two sky lights with blinds. Built in wardrobes. Door leading to the en suite. Access to eaves storage.
Lean to Side access from the front driveway to the rear garden with ample storage.		En Suite shower room Tiled walls and flooring, a walk in shower, WC, wash basin and heated towel rail. A double glazed window to the rear elevation.
First floor		External Rear garden A beautifully designed patio area featuring a wooden gazebo to the side, offering ample space for garden furniture. The garden is thoughtfully landscaped with artificial grass and mature bushes along the borders. At the rear, a paved section leads to both an outbuilding and a garden shed, adding functionality to the outdoor space.
Landing Doors to first floor rooms, stairs to the second floor/loft conversion. Double glazed window to the side elevation.		Outbuilding 4.61m x 3.86m A versatile outbuilding equipped with power and electric heaters, perfect for use as a home gym, office, or extra living space. Double glazed windows and French doors.
Bedroom two 4.54m x 3.66m	Double glazed bay window with fitted venetian blinds to the front elevation, built in wardrobes, a central heating radiator.	







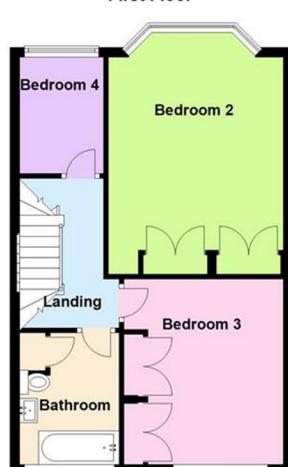
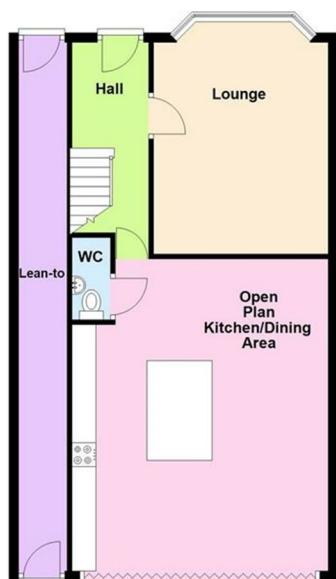
Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

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



Second Floor

