



smarthomes

Brookwood Avenue

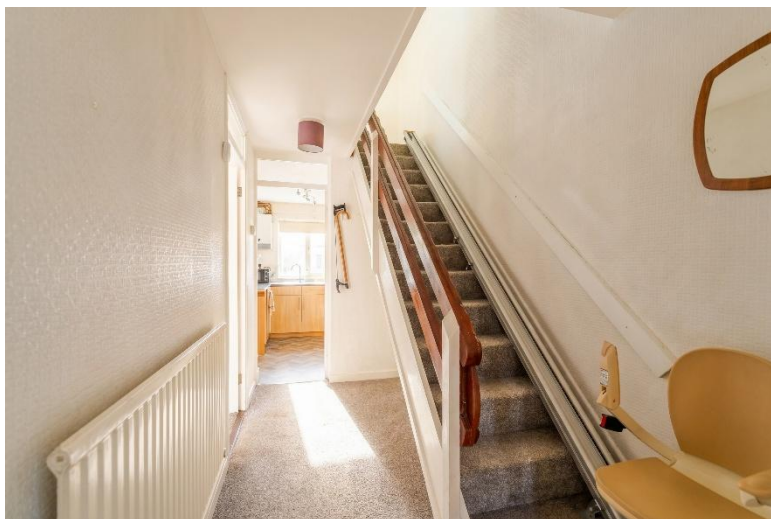
Hall Green, Birmingham

- A Well Maintained Three Bedroom Family Home
- Kitchen/Diner & Spacious Lounge
- Guest W.C & Rear Garden
- No Upward Chain

Offers Over £285,000

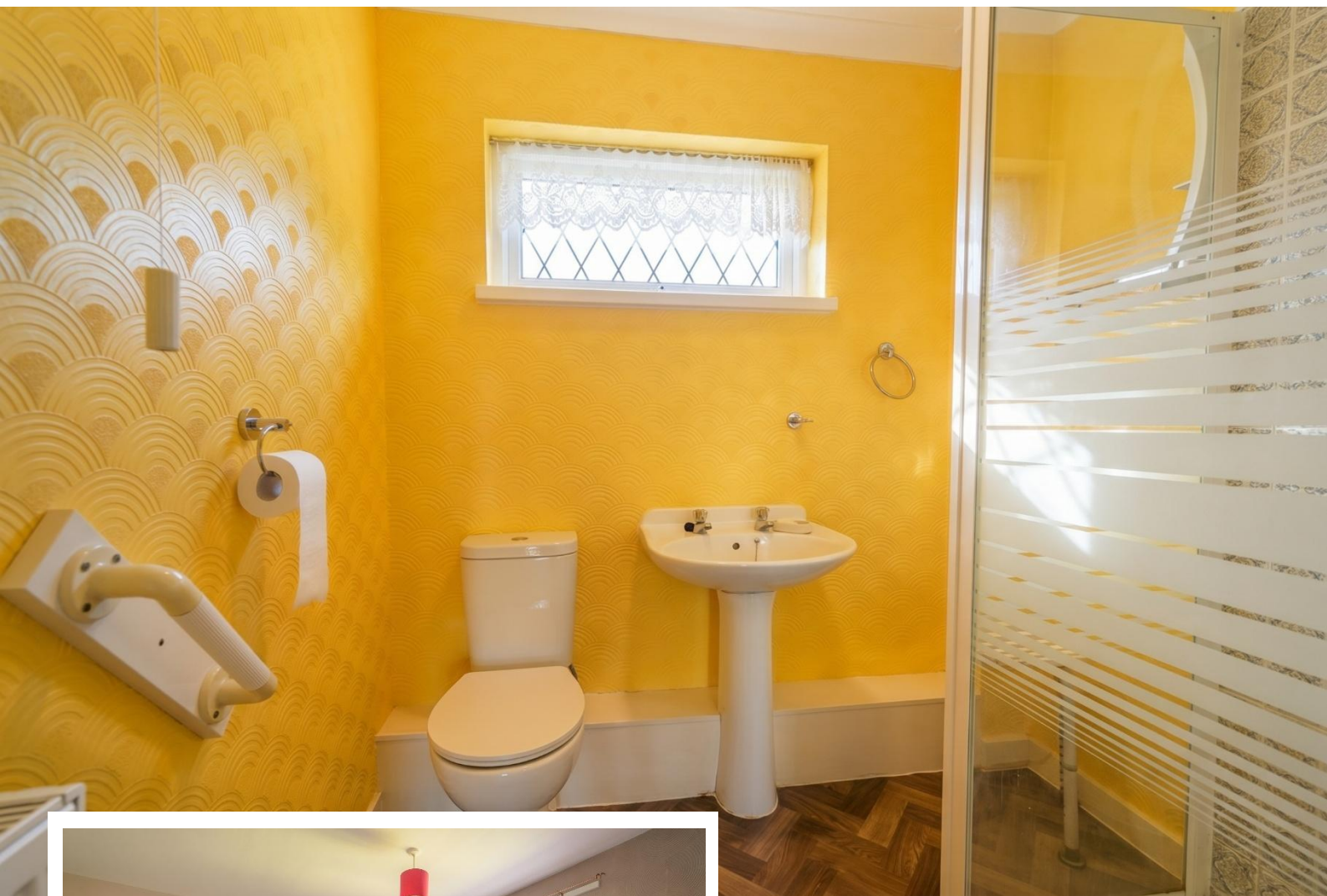
Current EPC Rating - D
Current Council Tax Band - B





Property Description

A three bedroom end of terrace property offering no upward chain and briefly affording lounge, kitchen/diner, guest W.C, family shower room and front and rear gardens



Rooms & Measurements

Lounge to Front 3.3m x 4.3m (10'9" x 14'1")

Kitchen Diner to Rear 5.3m x 2.5m (17'4" x 8'2")

Bedroom One to Front 3.5m x 4m (11'5" x 13'1")

Bedroom Two to Rear 3.2m x 3.7m (10'5" x 12'1")

Bedroom Three to Front 2.5m x 2.4m (8'2" x 7'10")

Family Shower Room to Rear 1.9m x 1.9m (6'2" x 6'2")

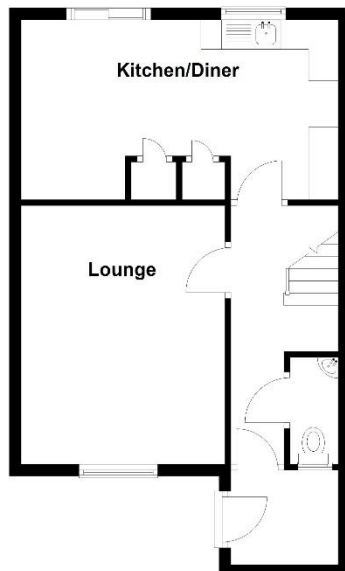
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B



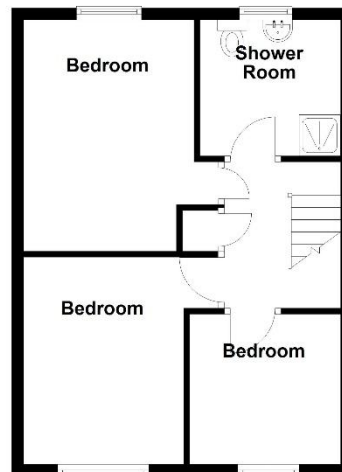
Ground Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.