

FREEHOLD



# 45 BROOMFIELD ROAD, BIRMINGHAM, B23 7QA

Asking price

## £263,950

### FEATURES

- THREE DOUBLE BEDROOM
- SPACIOUS & WELL PROPORTIONED LIVING AREAS
- PRIVATE REAR GARDEN - IDEAL FOR ENTERTAINING
- EXCELLENT TRANSPORT LINKS TO CITY CENTRE
- CLOSE TO LOCAL AMENITIES, SCHOOLS & PARKS
- PRIVATE DRIVEWAY & GARAGE



# 3 Bedroom House - Detached located in Birmingham

Nestled on Broomfield Road in Birmingham, this charming detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,127 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home. The spacious reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

Built in 2004, this modern residence features two bathrooms, ensuring ample facilities for family living. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting environment throughout.

One of the standout features of this property is its proximity to well-regarded schools, including Ninestiles Academy and Yardleys School, making it an excellent choice for families with children. Additionally, the house is conveniently located near major road networks, including the M6 motorway and A38, providing easy access to Birmingham city centre and the bustling Bullring shopping area.

This spacious detached family home is not just a place to live; it is a gateway to a vibrant community and a lifestyle filled with opportunities. Whether you are looking to settle down or invest, this property on Broomfield Road is a remarkable find that combines modern living with accessibility. Don't miss the chance to make this delightful house your new home.

Call us on

**0121 667 0343**

[hello@swift-property.co.uk](mailto:hello@swift-property.co.uk)

[www.swift-property.co.uk](http://www.swift-property.co.uk)

**Council Tax Band**

**D**



Total area: approx. 104.7 sq. metres (1127.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>74</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

