

Brownfield Road, Birmingham

burchell edwards

# Brownfield Road, Birmingham, B34 7HT

for sale
**£260,000**







## Property Description

A stunning three-bedroom mid-terraced home that has been fully renovated to an exceptional standard throughout, offering stylish and contemporary living, off-road parking, and a generous family garden. Perfect for first-time buyers and growing families, this beautiful property is truly ready to move straight into.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge, and an impressive modern kitchen/diner which forms the heart of the home, providing the ideal space for family life and entertaining. The ground floor further benefits from a useful utility room and a convenient downstairs W.C.

To the first floor, there are three well-proportioned bedrooms and a beautifully appointed family bathroom, all finished to a high specification and presented in excellent condition.

Externally, the property boasts off-road parking to the front, while to the rear is a substantial family garden, offering plenty of space for children to play, outdoor dining and summer gatherings.

Ideally situated on Brownfield Road, the property is within easy reach of local shops, schools, parks and amenities, with excellent transport links to Birmingham City Centre and surrounding areas. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Hallway

Door to front elevation, quartz flooring, ceiling light points and stairs to first floor accommodation.

## Lounge

Double glazed window to front elevation, central heating radiator, T.V point, laminate flooring, and ceiling light point.

## Kitchen

Double-glazed window to rear elevation and double-glazed patio doors to rear elevations leading to the garden. A range of wall and base units with quartz work surface over incorporating a sink with drainer unit, gas hob, single oven. Integrated fridge and freezer, and integrated dishwasher, spotlights, wine cooler fridge and quartz flooring.

## Utility Room

Spotlights, base units, washing machine point. Central heating radiator and quartz flooring.

## Landing

Ceiling light point, stairs from hallway and loft access via hatch.

## Bedroom One

Double glazed window to front elevation, carpet flooring, ceiling light points, central heating radiator and fitted wardrobes.

## Bedroom Two

Double glazed window to rear elevation, carpet flooring, ceiling light points, and central heating radiator.

## Bedroom Three

Double glazed window to rear elevation, carpet flooring, ceiling light points, Tv point, and central heating radiator.

## Bathroom

Double-glazed opaque window to rear elevation. W.C, vanity sink, bath with shower over, bath, central heating radiator, tiling to splash prone areas and tiled flooring.

## W.C Ground Floor

Double glazed window to side elevation, W.C, and quartz tile flooring.

## Front Garden

Block paved driveway

## Rear Garden

Decking area, lawn area, outside tap and brick shed.







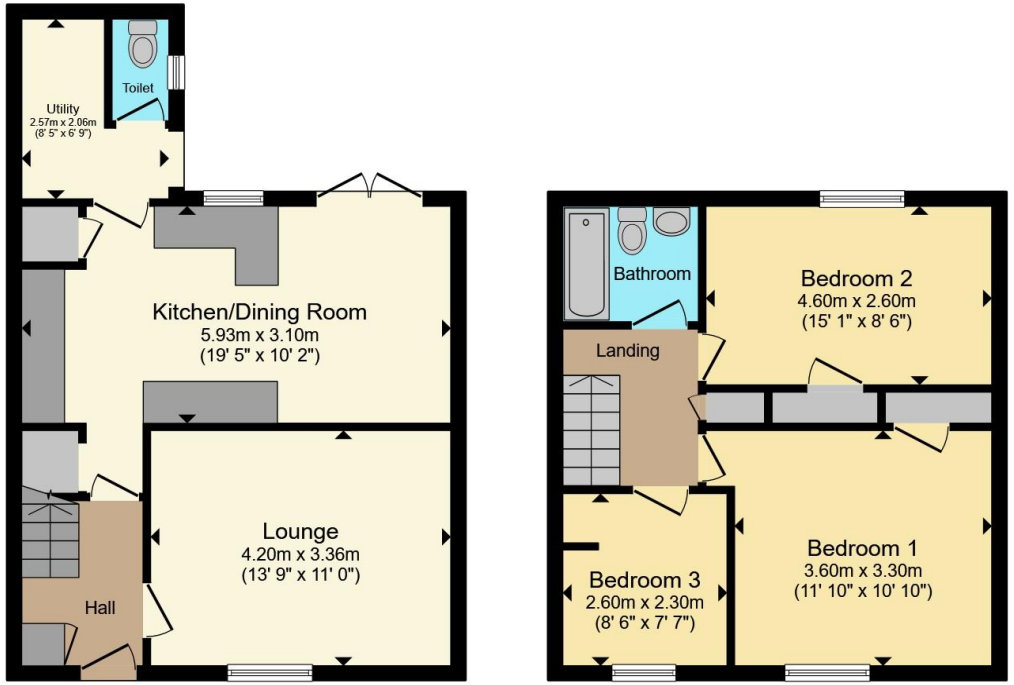









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HOUSEMAID
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**Ground Floor** **First Floor**

Total floor area 84.2 m² (906 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/CBW211755**

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