



## 276 Brownfield Road, Shard End, Birmingham B34 6SA Price £249,950

A well presented, freehold, 3 bed roomed townhouse benefiting from gas fired central heating, double glazed windows (the majority are UPVC), together with a large block paved vehicular foregarden/driveway allowing multi car parking space to the front.

No upward chain.

Brownfield Road is located directly off Heath Way and has a junction with Old Croft Lane and Hurst Lane.

The property is set well back from the roadway behind a full width block paved foregarden/vehicular driveway. In turn the property is built of traditional two storey brick construction being surmounted by a pitched tiled roof with single height bay to the front elevation.

## OUTSIDE

Paved patio, large brick built store, lawned rear garden with fenced borders.

## COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.

## THE INTERNAL ACCOMMODATION

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glazed sliding patio doors.

#### RECEPTION HALL

Single panel central heating radiator, full height meter and storage cupboard.

#### LOUNGE (FRONT)

16'7 x 11'2 (5.05m x 3.40m)

Aluminium framed double glazed bay window, stone feature fireplace with fitted gas fire.

#### FULL WIDTH DINING KITCHEN

16'11 x 8' (5.16m x 2.44m)

Single drainer stainless steel sink unit with hot and cold taps, double door base unit below. Further 3 double door base units with rounded edge work surface above, double door wall unit, gas cooker point, plumbing for automatic washing machine, large single panel central heating radiator, 2 UPVC double glazed windows, full height under stairs pantry/store.

### ON THE FIRST FLOOR

#### LANDING

Linen and storage cupboard housing the WORCESTER gas fired central heating boiler. Full height linen and storage cupboard housing the lagged hot copper cylinder water tank. Separate single door store.

#### BEDROOM 1 (FRONT)

12'4 (max) x 11'4 (3.76m (max) x 3.45m )

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 2 (REAR)

11'4 x 9'11 (3.45m x 3.02m)

Enclosed double door wardrobe, UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

7'6 x 7'3 (2.29m x 2.21m)

UPVC double glazed window, single panel central heating radiator, full height single door store.

#### TILED BATHROOM

7'6 x 5'1 (2.29m x 1.55m)

Panelled in bath, pedestal wash hand basin, low flush w.c. UPVC double glazed window, twin panel central heating radiator.

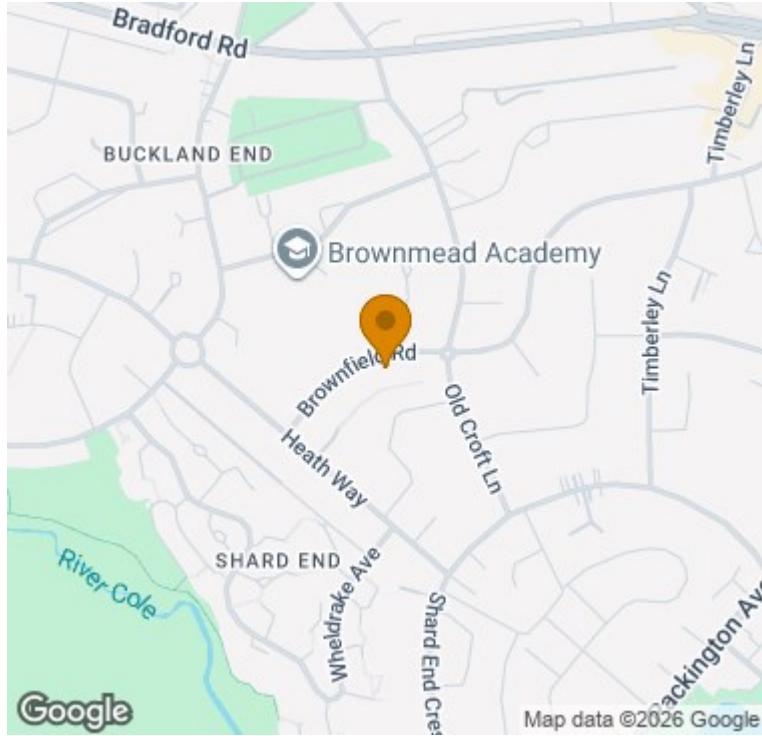
#### REAR PORCH

Access to a side covered passageway.

Off if a separate toilet with high flush w.c. and full height store.

UPVC double glazed door and window to outside.





### Energy Efficiency Rating

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

**TENURE:** We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

**SERVICES:** Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD  
HODGE HILL  
BIRMINGHAM B36 8DT  
TEL: 0121-784 6660