



122 Brandwood Road

, Birmingham, B14 6BX

Offers Over £260,000



Three bedroom semi-detached family home requiring modernisation throughout and is located in this prime area of Kings Heath, with large garden, with close links to Kings Heath High Street with all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and Kings Heath Train Station with added benefit of local parks nearby and good schooling. The property offers the following accommodation: front garden, hallway, two reception rooms, kitchen and access to the lean-to and rear large garden. There is also a further garage at the end of the garden, which can be accessed via a service road. To the first floor there are three bedrooms and a bathroom. The property also offers central heating. Energy Efficiency Rating F. To arrange your viewing please call our



Moseley sales team.

Approach

The property is approached via a front fore garden and paved pathway leading to wooden door with accompanying glazed opaque window to the side opening into:

Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard with single glazed window to the side aspect, wall mounted light point and providing useful storage and doors opening into:

Reception Room One

11'8" x 14'6" (3.57 x 4.43)

With decorative coving to ceiling, ceiling light point, gas fireplace with wooden surround, central heating radiator and single glazed bay window to the front aspect.

Reception Room Two

11'11" x 10'7" (3.65 x 3.23)

With coving to ceiling, central heating radiator, ceiling light point and single glazed door with accompanying single glazed windows to the sides giving views and access to the rear garden.

Kitchen

11'6" x 7'0" (3.52 x 2.15)

From hallway open walkway into kitchen with wall and base units with wooden effect worksurfaces incorporating stainless steel sink and drainer with

mixer tap over, integral cooker, built-in 'Stoves' hob with extractor over, space for washing machine, wall mounted 'Potterton' boiler, ceiling light point, two single glazed windows to the side aspect and wooden door giving access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with single glazed obscured window to the side aspect, ceiling light point, loft access point and doors opening into:

Bedroom One

14'4" x 11'8" (4.37 x 3.56)

With ceiling light point, coving to ceiling, central heating radiator and double glazed bay window to the front aspect.

Bedroom Two

11'11" x 10'7" (3.65 x 3.23)

With single glazed window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three

5'10" x 8'1" (1.80 x 2.47)

With ceiling light point, central heating radiator and single glazed window to the front aspect.

Bathroom

6'11" x 8'6" (2.13 x 2.61)

With low flush WC, wash hand basin on pedestal with mixer tap over, bath with two taps over, central heating radiator, single glazed opaque window to the

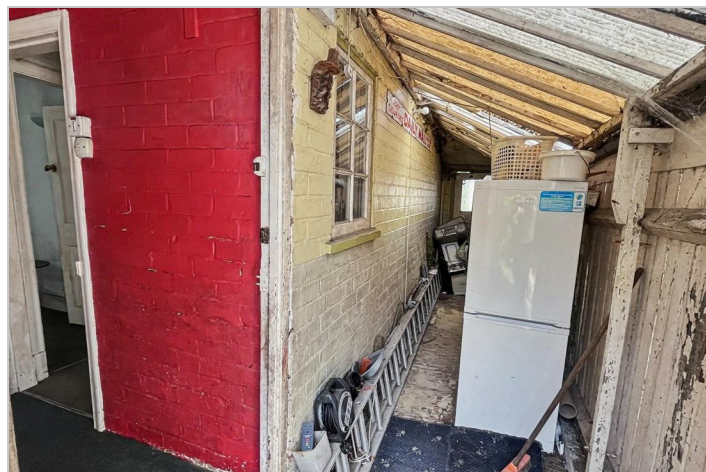
rear aspect, door opening into airing cupboard housing the water tank and ceiling light point.

Rear Garden

With a side lean-to area with a wall mounted light point and door opening to the front garden, outhouse providing useful storage space and rear garden area with a paved patio area leading to lawned area with trees to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Brandwood Road, Birmingham, B14 6BX is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.





Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk