



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)

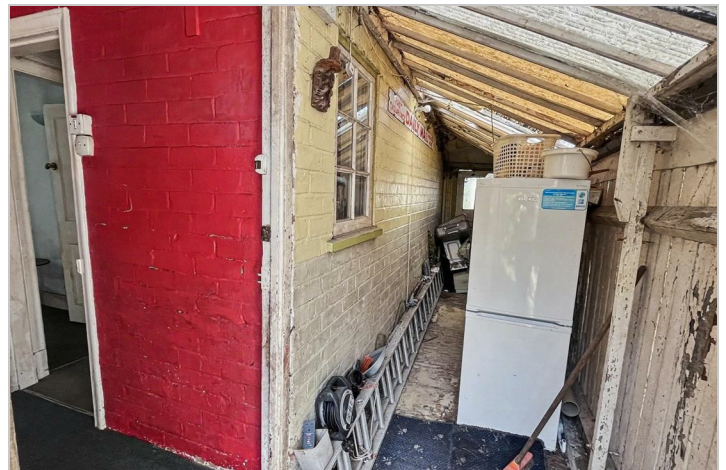
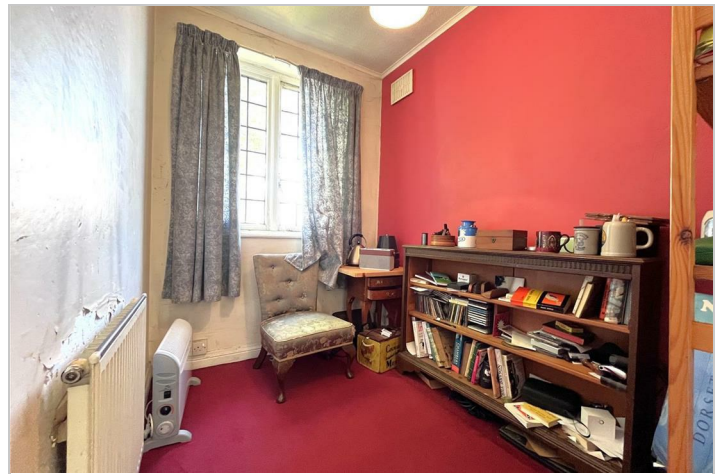
With low flush WC, wash hand basin on pedestal with mixer tap over, bath with two taps over, central heating radiator, single glazed opaque window to the rear aspect, door opening into airing cupboard housing the water tank and ceiling light point.

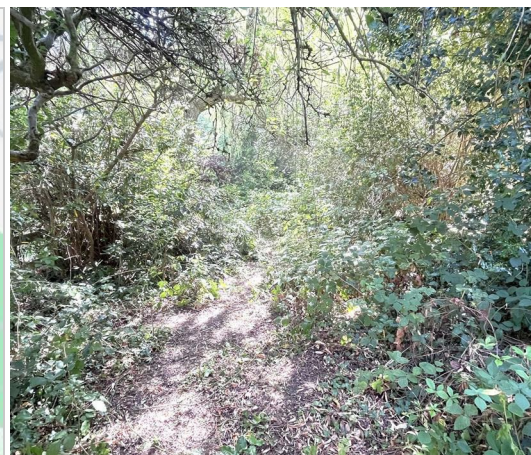
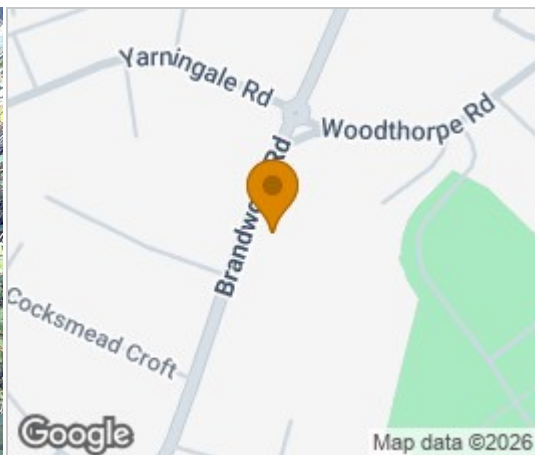
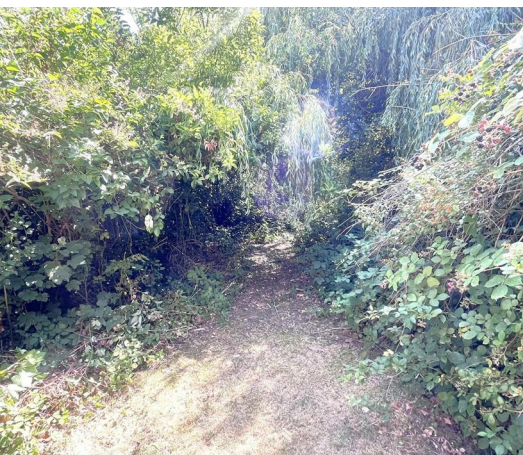
Rear Garden

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.





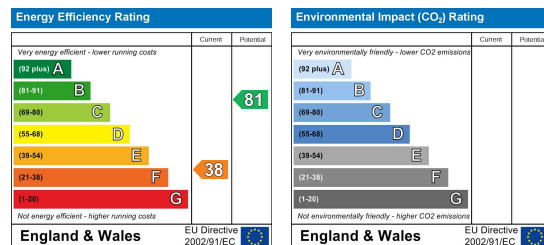
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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