

AP MORGAN



Brandon Road, Birmingham
Asking Price £240,000

Features:

- Well-Presented Two-Bedroom Mid-Terraced Home
- Private Driveway Providing Potential Off-Road Parking
- Two Spacious Reception Rooms
- Bright Sunroom Overlooking the Rear Garden
- Fitted Kitchen with Useful Store Cupboard
- Landscaped Rear Garden with Patio Entertainment Area
- Family Bathroom with Additional Separate WC
- Excellent Location Close to Shops, Schools & Transport Links

Description:

Situated in a popular residential location is this well-presented two-bedroom mid-terraced home, offering two spacious reception rooms, a fitted kitchen, and the added benefit of a bright sunroom overlooking the rear garden. Ideal for first-time buyers, downsizers, or investors, the property combines character with practical living space in a convenient setting.

The property is approached via a private driveway providing potential off-road parking.

Once inside, the welcoming entrance hall leads into a front reception room, perfect as a cosy lounge or sitting room. Beyond this is a second generous reception room, offering excellent space for both dining and entertaining, with a useful under-stairs' cloakroom/storage area. To the rear of the property is a fitted kitchen with a useful store cupboard, which in turn leads through to the light-filled sunroom enjoying pleasant views over the rear garden and providing an additional versatile living space.

Upstairs, the first floor offers two well-proportioned double bedrooms arranged off the central landing. These are serviced by a family bathroom, complemented by the added convenience of a separate WC.

Moving outside, the property enjoys a well-maintained and landscaped rear garden with a patio entertainment area, creating an ideal space for outdoor dining, relaxing, and entertaining throughout the warmer months.



Conveniently located close to a range of local shops, eateries, amenities, and well-regarded schools, the property also benefits from excellent transport links, providing easy access to surrounding towns and city centres. Offering spacious accommodation throughout, this is a fantastic opportunity to acquire a home in a sought-after location, and early viewing is highly recommended.

Details:

Porch

Hall

Reception Room (front) 15'2" x 8'7" (4.62m x 2.62m) Both Max

Reception Room (rear) 12'1" x 11'4" (3.68m x 3.45m) Both Max

Kitchen 10'3" x 6'9" (3.12m x 2.06m)

Sunroom 7'9" x 6'1" (2.36m x 1.85m)

Landing

Bedroom 1 11'11" x 11'4" (3.63m x 3.45m)

Bedroom 2 9'3" x 9' (2.82m x 2.74m)

Bathroom 10' x 6'9" (3.05m x 2.06m)

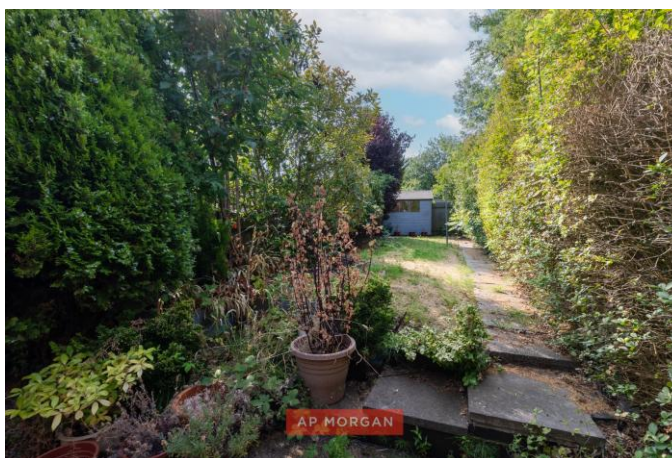
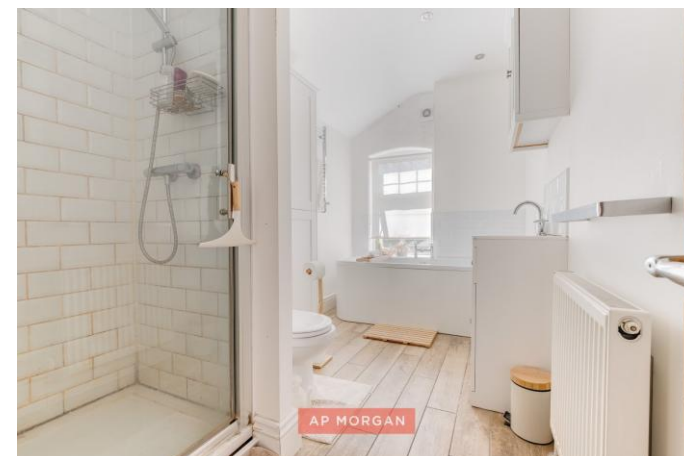
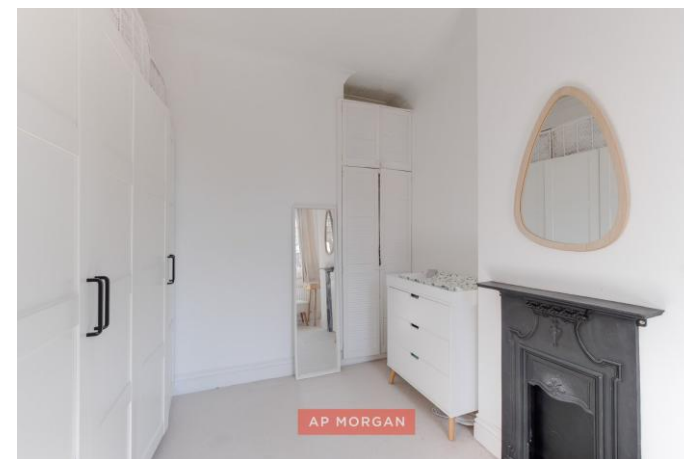
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EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissemortgageadvice.co.uk

Property to sell?

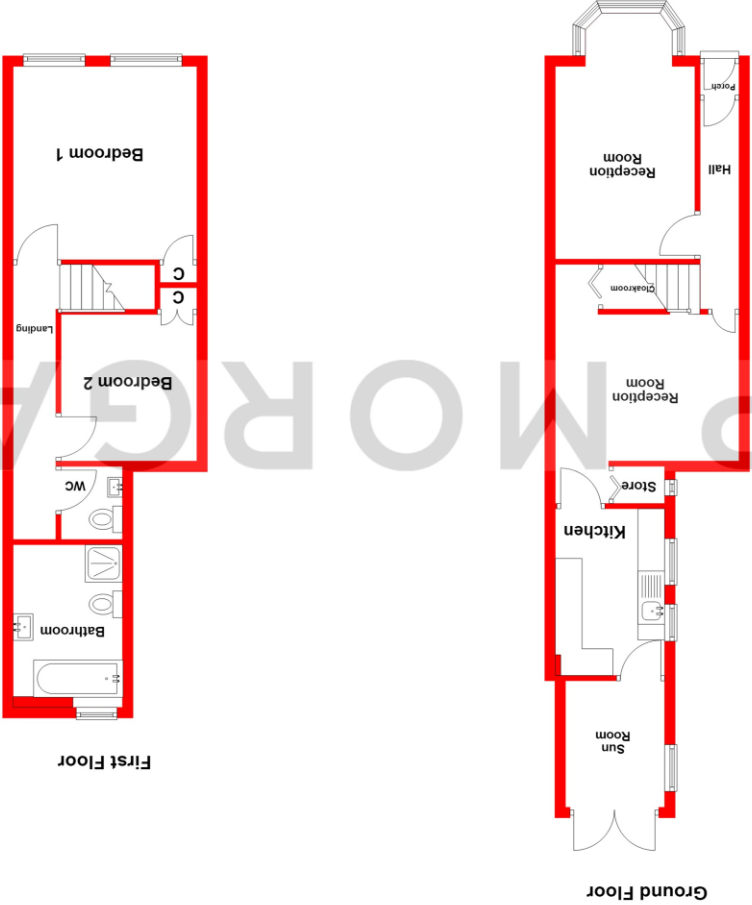
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Plan produced using PlanItUp.

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