

Brownfield Road
Birmingham

burchell edwards

Brownfield Road
Birmingham B34 7HX

for sale
£260,000







Property Description

A beautifully refurbished three-bedroom semi-detached home, offering stylish and modern living throughout, with the added benefit of off-road parking and a generous rear garden. Situated in a popular residential location, the property is ideal for first-time buyers, growing families and investors alike.

Having undergone a comprehensive refurbishment, this attractive property is ready to move straight into and enjoys a fresh, contemporary feel throughout. The ground floor comprises a welcoming entrance hallway leading to a spacious lounge, providing the perfect space for relaxing or entertaining. The modern fitted kitchen has been thoughtfully designed with a range of wall and base units, offering both practicality and style.

To the first floor are three well-proportioned bedrooms, all presented to a high standard, together with a modern family bathroom fitted with quality fixtures and fittings.

Externally, the property benefits from off-road parking to the front, while the rear garden provides a private outdoor space ideal for families, gardening enthusiasts or summer gatherings.

Conveniently located on Brownfield Road, the property enjoys easy access to local shops, schools and everyday amenities,
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

Double-glazed window to side elevation and door to front elevation, Laminate flooring, central heating radiator, storage cupboard. Stairs to first floor accommodation.

Lounge

Double-glazed windows to front and rear elevations. Two central heating radiators, wall lights, and ceiling light points, carpet flooring.

Kitchen

Double glazed window to rear elevation and double-glazed door to side elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit. Single electric, cooker hood, gas hob, housing central heating boiler. Pantry, spotlights and laminate flooring. Space and plumbing for dishwasher.

Landing

Loft access via hatch, carpet flooring, spotlights and stairs from hallway, airing cupboard.

Bedroom One

Double glazed window to rear elevation, carpet flooring spotlights and central heating radiator.

Bedroom Two

Two double glazed windows to front elevations, carpet flooring, ceiling light points and central heating radiator.

Bedroom Three

Two double glazed windows to front elevations, carpet flooring, ceiling light points and central heating radiator.

Bathroom

Double-glazed opaque window to rear elevation. Vanity wash hand basin, W.C., bath, shower over bath and heated chrome towel rail.

W.C First Floor

W.C, wash hand basin, tiled flooring and central spotlights.

Front Garden

Driveway, lawn area and rear access.

Rear Garden

Block paved patio area laid to lawn, trees and shrubs, side access.







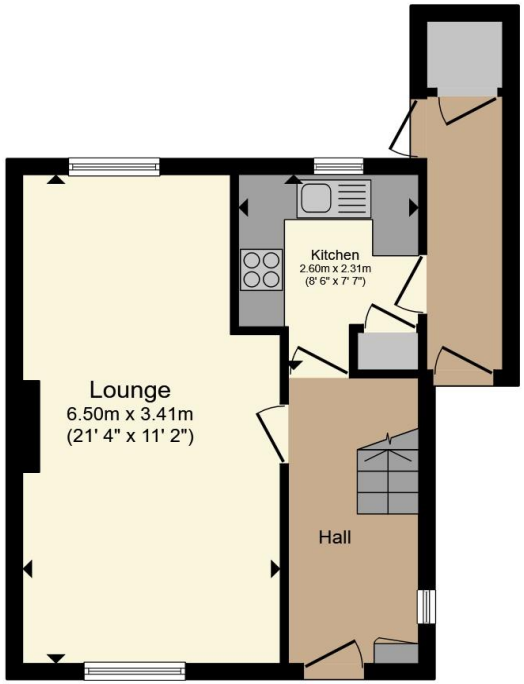




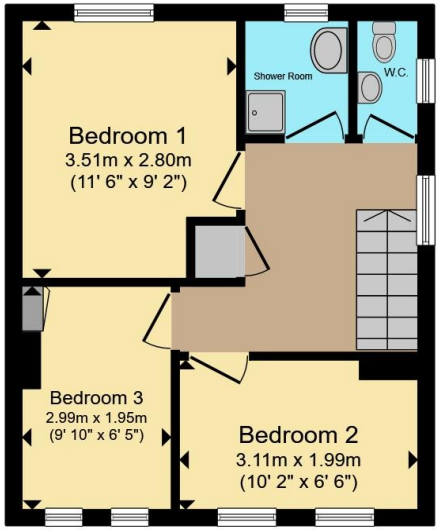








Ground Floor



First Floor

Total floor area 71.9 m² (774 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

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2-4 Hurst Lane
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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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The Property Ombudsman

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