



**Brandon Road**

Hall Green, Birmingham, B28 8DX

- A Period Mid-Terrace Family Home
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

**Offers Over £185,000**

EPC Rating '43'





## Property Description

The property is set back from the road behind a paved driveway providing off road parking and a Georgian glazed door leading into

## Enclosed Porch

With a wall light point and obscure glazed door leading to

## Entrance Hallway

With ceiling light points, radiator, stairs leading to the first floor accommodation and door leading off to



### Lounge to Front

14' 8" x 8' 1" (4.47m x 2.46m) With bay window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point



### Dining Room to Rear

12' 1" x 11' 2" (3.68m x 3.4m) With a window to rear, picture rail, under stairs storage cupboard, wall mounted radiator, ceiling light point and archway to

### Inner Lobby

With access to kitchen and door to

### Guest W.C

With a low flush W.C and obscure window to side



### Fitted Kitchen

12' 11" x 6' 7" (3.94m x 2.01m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for gas cooker, wall mounted gas central heating boiler, space and plumbing for washing machine, tiling to splash back areas, ceiling light point, windows to the side and rear aspects and wooden door leading to rear garden



### Landing

With ceiling light point and door to

### Bedroom One to Front

12' 11" x 11' 3" (3.94m x 3.43m) With two windows to front elevation, radiator, ceiling light point and wall to wall fitted wardrobes

## Bedroom Two to Rear

13' 7" x 11' 2" (4.14m x 3.4m) With window to rear elevation, radiator, fitted wardrobe and ceiling light point

## Bedroom Three to Rear

9' 10" max x 6' 9" (3m max x 2.06m) With window to rear elevation, radiator and ceiling light point

## Shower Room to Side

Being fitted with a white suite comprising of a walk in shower, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure window to the side elevation

## Rear Garden

Being mainly laid to lawn with brick built storage sheds, well stocked shrub borders, courtesy access to property frontage and panelled fencing to boundaries

## Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor

