



smarthomes

Brandon Road

Hall Green, Birmingham, B28 8DX

- A Mid-Terrace Property
- Two/Three Bedrooms
- South Facing Garden
- No Upward Chain

£215,000

EPC Rating - TBC

Current Council Tax Band - B





Property Description

The property is set back from the road behind a pebbled fore garden with hedging to front boundary and a footpath leading to a part glazed hardwood front door leading into

Vestibule

With a further part glazed door into

Entrance Hallway

With ceiling light point, electric storage heater, stairs leading to the first floor accommodation and door leading off to



Reception Room One to Front

15' 4" x 8' 8" (4.67m x 2.64m) With an original glazed bay window to front elevation, electric storage heater, ceiling light point and Adam style fireplace with marble hearth and electric fire



Reception Room Two to Rear

14' 6" max x 12' 2" (4.42m max x 3.71m) With glazed French doors leading to rear garden, under stairs storage area, further storage cupboard, ceiling light point, Adam style fireplace with marble hearth and electric fire and part glazed door to



Fitted Kitchen

11' 9" x 6' 9" (3.58m x 2.06m) 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 freestanding cooker, space and plumbing for washing machine, tiling to splash back areas, ceiling light point, part glazed wooden door to side and glazed windows to the side and rear aspects

Landing

With ceiling light point, electric storage heater and doors leading off to



Bedroom One to Front

12' 2" x 11' 8" (3.71m x 3.56m) With two sash windows to front elevation, feature electric fire, fitted wardrobe and ceiling light point

Bedroom Two to Rear

11' 5" x 9' 3" (3.48m x 2.82m) With sash window to rear elevation and ceiling light point



Bathroom to Side

6' 8" x 5' 8" (2.03m x 1.73m) Being fitted with a white suite comprising of a corner panelled bath, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point, electric heater, obscure window to the side elevation and door to



Bedroom Three/Dressing Room to Rear

9' 5" x 6' 8" (2.87m x 2.03m) With sash window to rear elevation, built in airing cupboard and ceiling light point

South Facing Rear Garden

Being mainly laid to lawn with crazy paved and pebbled patio areas, mature planted shrubs and bushes, brick built storage sheds and gardeners W.C

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 Nigel Hodges. Current council tax band - B