



smarthomes

Brandwood Crescent

Kings Norton, Birmingham, B30 3PZ

- An Extended Three Storey Town House
- Six Double Bedrooms
- En-Suite Shower Room
- Family Bathroom & Separate Shower Room
- South Facing Rear Garden

Offers Over £350,000

EPC Rating TBC

Current Council Tax Band D





Property Description

The property is set back from the road behind off road parking with gravel fore garden and paved pathway extending to UPVC obscure double glazed door leading through to

Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With low flush WC, corner pedestal wash hand basin with tiled splashback, obscure double glazed window to side, radiator, ceiling light point and tiled flooring



Lounge Diner to Front

25' 7" x 14' 1" (7.8m x 4.3m) With double glazed window to front elevation, two radiators, wood effect flooring, ceiling light points, built-in cupboards, cupboard housing Worcester Bosch boiler, useful under-stairs storage cupboard, double glazed window to kitchen and double glazed French doors leading through to



Extended Kitchen to Rear

12' 5" x 8' 2" (3.8m x 2.5m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, spot lights to ceiling, tiled flooring, double glazed window to rear and double glazed French doors leading out to the South facing rear garden

Accommodation on the First Floor

Landing

With stairs leading to the second floor accommodation, ceiling light point, double glazed windows to front and rear elevations, study area and doors leading off to



Bedroom One to Rear

13' 5" x 7' 10" (4.1m x 2.4m) With double glazed window to rear elevation, radiator, ceiling light point and door leading into

En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic rainfall shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to rear and ceiling light point

Bedroom Two to Front

9' 10" x 8' 10" (3.0m x 2.7m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Front

8' 10" x 7' 10" (2.7m x 2.4m) With double glazed window to front elevation, radiator and ceiling light point





Family Bathroom to Rear

5' 6" x 5' 6" (1.7m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to rear, radiator, extractor and ceiling light point

Accommodation on the Second Floor

Landing

With ceiling light point, landing and doors leading off to



Bedroom Four

14' 5" x 8' 10" (4.4m x 2.7m) With double glazed window to front elevation, two double glazed windows to rear elevation, radiator, loft access and ceiling light points

Bedroom Five to Front

14' 1" x 10' 9" (4.3m x 3.3m) With two double glazed windows to front elevation, radiator, loft access, useful airing cupboard and ceiling light points

Bedroom Six to Rear

13' 5" x 7' 10" (4.1m x 2.4m) With double glazed window to rear elevation, radiator and ceiling light point



Family Shower Room to Rear

5' 10" x 5' 2" (1.8m x 1.6m) Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin with tiling to splashback areas and floor, obscure double glazed window to rear, radiator and ceiling light point

South Facing Rear Garden

Being mainly laid to lawn with decked terrace, fencing to boundaries, timber potting shed and gated access to side

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 – D.