



## Brueton Drive, Erdington

Birmingham, West Midlands, B24 9BQ

Offers In The Region Of £170,000





A MODERN Two Bed SEMI DETACHED House in a Popular Erdington Location!!! Having a Living Room, Kitchen Diner, Two Bedrooms, a Bathroom and an En-Suite Shower Room. With a Drive providing Off Road Parking and a Rear Garden. Call Newton Fallowell NOW to arrange your VIEWING!!!

### In Brief

On The Ground Floor.

The property is entered via the hallway into the Living Room. and leads into the Kitchen Diner to the rear. The modern kitchen has a range of fitted wall and base units with ample storage and work surface.

On The First Floor.

There are two bedrooms and two bathrooms. A family bathroom and an En-Suite shower room to Bedroom One.

Outside.

There is a fore garden and a drive that extends to the side of the property giving access to the rear garden.

### Hallway

### Living Room

15'3" max x 13'10" max (4.66m max x 4.23m max)



### Kitchen Diner

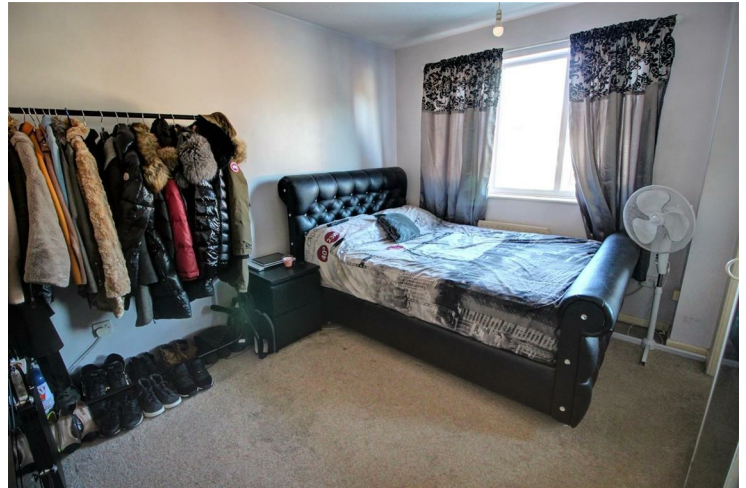
13'10" x 8'6" (4.24m x 2.60m)



### First Floor Landing

### Bedroom One

11'11" x 8'11" (excluding fitted wardrobes) (3.64m x 2.74m (excluding fitted wardrobes))



### En-Suite Shower Room

### Bedroom Two

8'7" (excluding wardrobe) x 9'8" max (7'6" min) (2.63m (excluding wardrobe) x 2.95m max (2.31m min))



### Bathroom



## Outside

### Front Aspect & Drive



### Rear Garden



### Tenure

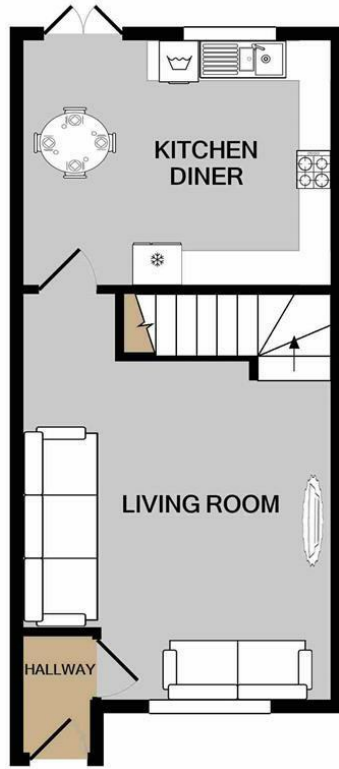
Freehold

### EPC

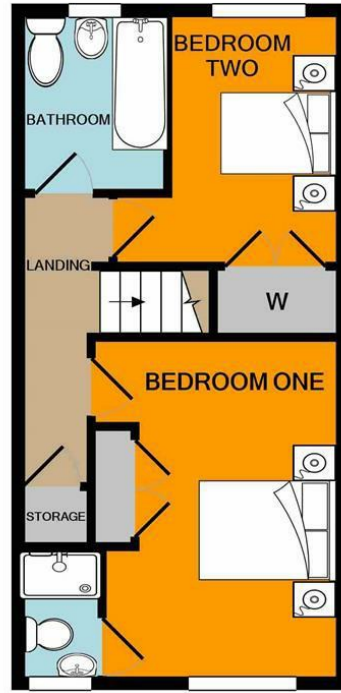
Grade TBC

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GROUND FLOOR

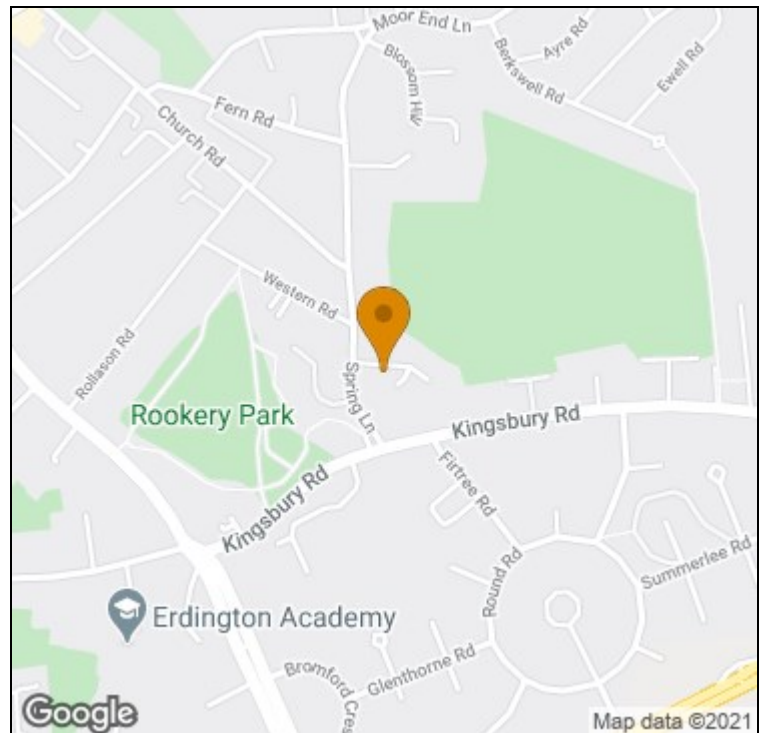


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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