



48 Braymoor Road, Birmingham, West Midlands, B33 0LR

3 Bed House - Semi-Detached

**Offers In Excess Of £185,000**

🔑 Receptions 1

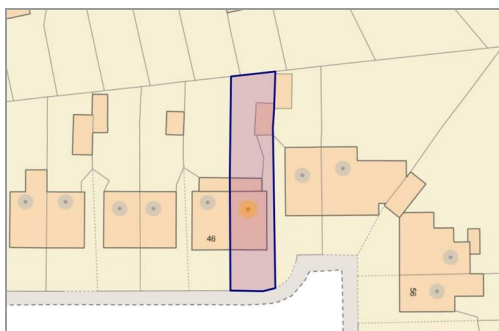
🛏 Bedrooms 3

🚿 Bathrooms 1



- THREE BEDROOM SEMI DETACHED PROPERTY
- CUL DE SAC LOCATION
- OFF ROAD PARKING & GARAGE
- MODERN KITCHEN
- CLOSE TO MARSTON GREEN VILLAGE CENTRE

- GREAT FAMILY HOME
- FURTHER POTENTIAL TO IMPROVE
- SPACIOUS LOUNGE
- DOWNSTAIRS WC & LEAN TO UTILITY
- PROPERTY VIDEO WALKTHROUGH TOUR AVAILABLE





TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY located in a cul-de-sac location. A good size property, perfect for FIRST TIME BUYERS ready to put their own stamp on. The property comprises of: LOUNGE/DINER, KITCHEN, LEAN TO, THREE BEDROOMS, FAMILY BATHROOM, OFFROAD PARKING & GARAGE TO REAR. Braymoor Road is within close proximity of SCHOOLS, LOCAL SHOPS & MAJOR TRANSPORT LINKS.

### Overview & Approach



Braymoor Road is located off St Giles and is ideally located for families keen to be within catchment of The Shirestone Academy schools and within a short distance of the local train station in the village of Marston Green.

Marston Green is a district of North Solihull and is a sought-after location due to the local schools which have high Ofsted Ratings and the local train station, which offers regular train journeys into Birmingham City Centre (9 minutes) and Birmingham International Train Station, Airport and the extremely popular Resorts World (4 minutes). Tile Cross has local shops and is close to the Bus Terminal for a variety of routes through the City

The property is set in a cul de sac location with off road parking and has a garage to the rear. The owners have removed a stud wall between the lounge and dining room, which could be re-instated

Approached via a slabbed driveway with lawned/ gravelled garden to the front and providing parking for two vehicles. Leading up to an enclosed porch to main entrance door, and side gate entrance to rear garden. The drive fronts a garage to the side with up and over door

### Entrance Hallway



Ceiling light point, radiator point, vinyl flooring and stairs to the first floor, door leads into:

### Downstairs WC

Overlooking the side of the property, includes a wash hand vanity basin and low level WC with vinyl flooring.

### Lounge



Overlooking the front of the property, the spacious lounge includes ceiling light points, chimney wall and radiator point. The wall could be reintroduced if desired to separate the Lounge and Kitchen.



Kitchen Diner



Dining Area



Accessed via the Lounge, has a ceiling light point, display windows overlooking the rear and radiator point. The Kitchen/ Diner leads onto the:

Overlooking the side of the property, has ceiling light points, modern base and wall units with work surfaces, 1/2 sink stainless steel mix tap and drainer, induction hob with electric oven underneath, and freestanding fridge freezer. Door leads into:





### Sun Room



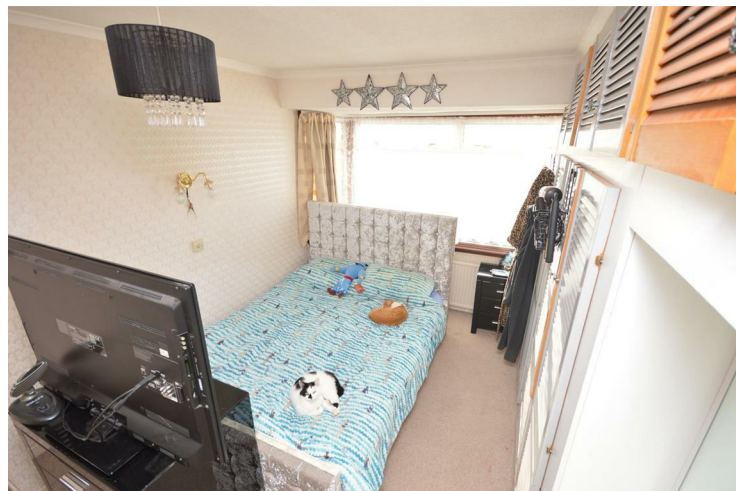
Overlooking the rear of the property, has a Velux window with spotlights, plumbing for a washing machine and space for other appliances, wall mounted storage cupboard, ceramic tiles and vinyl flooring. There is also a door to the patio area.

### Stairs and Landing



Ceiling light point and a window overlooking the side of the property.

### Bedroom One



Overlooking the front of the property with ceiling and wall light points, radiator point. and a range of fitted bedroom furniture.

### Bedroom Two



Overlooking the rear of the property with ceiling light point, loft hatch, radiator point and a range of fitted bedroom furniture.

### Bedroom Three



Overlooking the front of the property with ceiling light point, fitted drawers and overhead storage.

### Family Bathroom



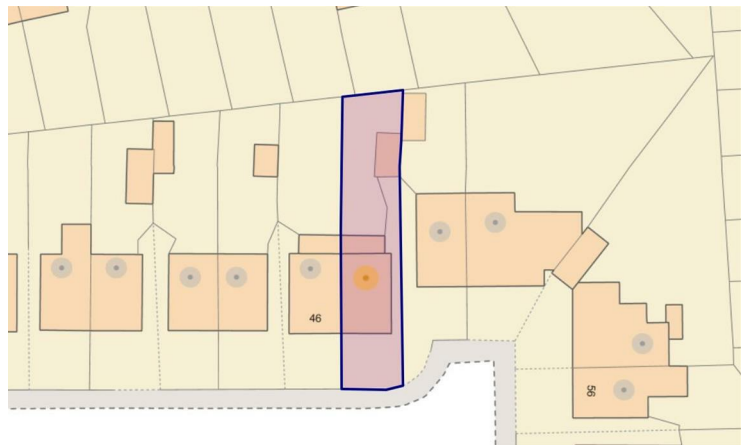
Overlooking the rear of the property with ceiling light point, tiled walls, panelled bath with electric shower over, low level WC, vanity basin unit, radiator point and storage cupboard with boiler.

### Rear Garden



The rear garden has a patio area, artificial lawn with central path and raised bedding area to rear. The garden is surrounded by fence panels, with a panelled gate accessible to the garage, with up and over door.

### Additional Information



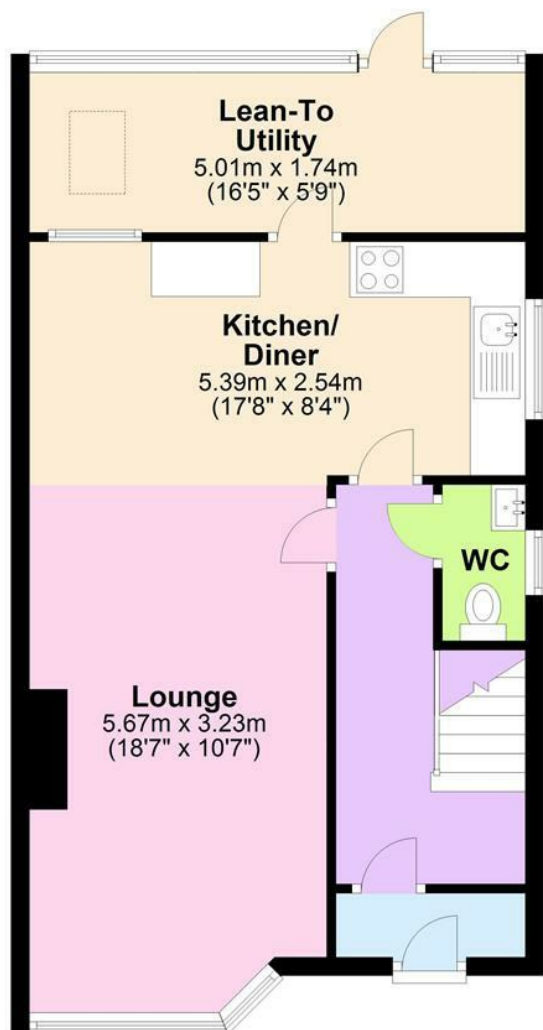
We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.



# Braymoor Road

## Ground Floor

Approx. 52.6 sq. metres (566.5 sq. feet)

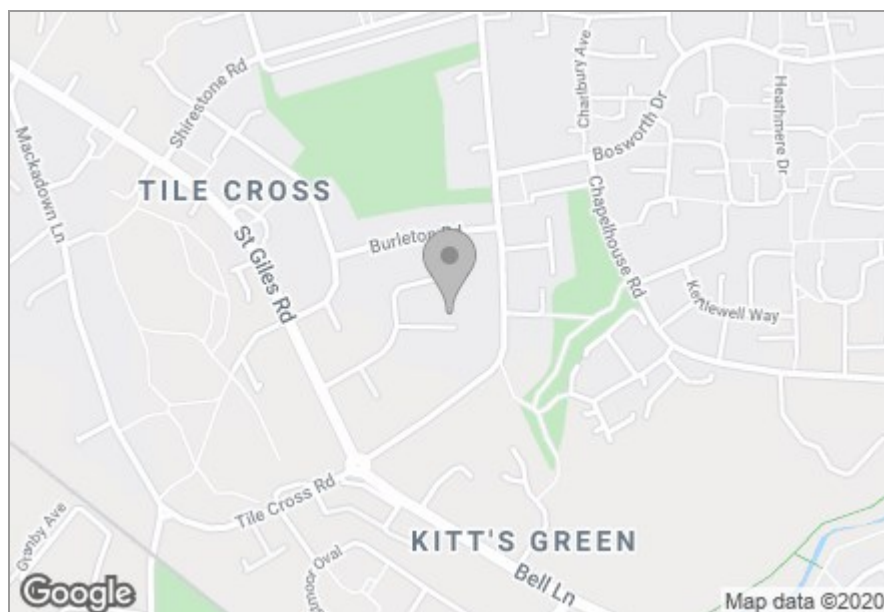


## First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)

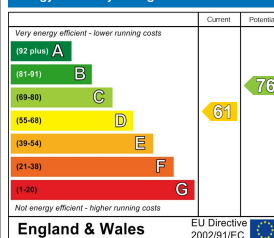


Total area: approx. 97.5 sq. metres (1049.9 sq. feet)



**PROPERTY MISDESCRIPTIONS ACT:** Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

