



138 Brackenfield Road, Great Barr
Birmingham, B44 9BB

£195,000

Great Barr

£195,000



Brackenfield Road is a three bedroom semi detached property situated in a sought after residential location close to all local amenities including schools for all age groups and transport links.

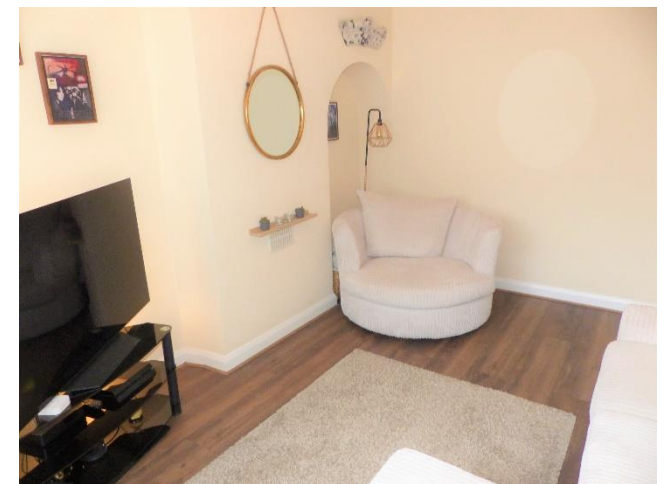
Approached via a private driveway giving the owner the advantage of off road parking for two vehicles and leading down towards a secure porch and front entry. Upon entering the property the hallway has stairs off to the first floor and doors to all downstairs rooms.

The lounge is a well proportioned front reception room with attractive bay window and a modern interior with laminate flooring and chimney breast. The kitchen and diner is a striking feature for this house being recently fitted and modern and open plan design comprising of a range of wall and base units, rolled edge working surfaces incorporating a sink & side drainer, space for white goods, a gas hob and electrical appliances. The dining area offers good space for table and chairs with picture window to the garden and patio door to the side of the kitchen area.

On the first floor, there are three bedrooms, two being of a double size and one good size third bedroom with a built in store cupboard. The family shower room comprises of a modern suite mainly tiled with spacious walk in shower enclosure. a hand wash basin, low level W.C and stainless steel towel rail.

Externally the property offers a low maintenance lawned garden with side gate access, storage shed and fencing to the perimeters.

This property would make an ideal first or second move property or equally a great investment purchase and an internal viewing is highly recommended at the earliest opportunity





Property Specification

THREE BEDROOMS
SEMI DETACHED HOME
REFURBISHED KITCHEN
PRIVATE DRIVEWAY
POPULAR LOCATION

Porch

Hallway

12' 2" x 5' 6" (3.7m x 1.67m)

Lounge

14' 11" x 10' 10" (4.54m x 3.31m)

Kitchen & Diner

10' 6" x 16' 9" (3.2m x 5.1m)

Landing

6' 3" x 6' 0" (1.9m x 1.84m)

Bedroom One

12' 11" x 11' 0" (3.93m x 3.36m)

Bedroom Two

10' 10" x 11' 4" (3.3m x 3.46m)

Bedroom Three

9' 10" x 7' 10" (3m x 2.4m)

Family Shower Room

7' 4" x 5' 8" (2.24m x 1.72m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 8th March 2021

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

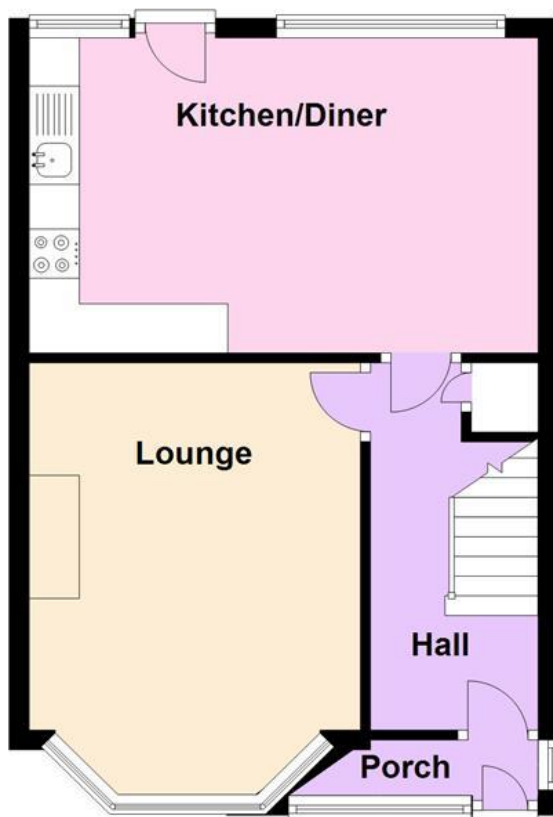
Council tax band: B

Tenure: Freehold

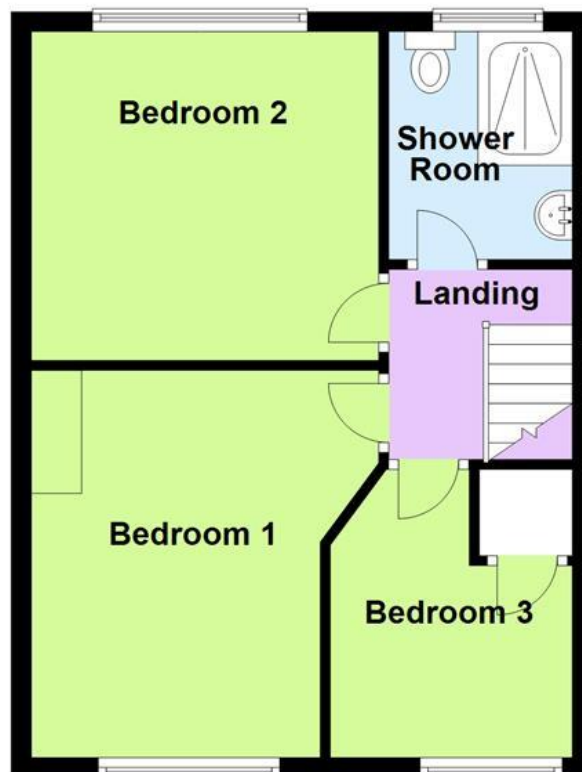
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor




First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

