



Brackenfield Road, Great Barr
Birmingham, B44 9BG

Offers in Excess of £200,000

Great Barr

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Welcome to Brackenfield Road, a well maintained three bedroom mid-terraced property located within walking distance of local amenities and good schools.

The property is approached via a generous block paved driveway and entrance through porch.

The living room, located to the front, offers good living space and a central fireplace. To the rear, there is a modern kitchen/dining room. The modern and neutral kitchen offers a good range of units, with an eye level double oven with separate hob, then additional space for freestanding white goods.

The first floor offers three good-size bedrooms and a modern bathroom with white suite.

Externally, there is a very well kept garden with slabbed patio and tiered lawned areas.

Viewing is highly recommended at your earliest convenience.

This property is offered for sale using the reservation fee process. When an offer is accepted, the buyer will be required to pay a non-refundable Buyer's Premium of £6,354 including VAT (in addition to the final negotiated selling price), sign the Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the reservation fee team.

This will secure the transaction and the property will be taken off the market. The Property being sold is using the Reservation fee process. Reservation fee is a new, innovative and pioneering process for buying and selling property. It significantly reduces the risk of gazumping or double-selling by offering security to both parties by gaining a commitment from both parties to buy and sell as agreed.





Property Specification

THREE BEDROOM MID TERRACED
MODERN KITCHEN/DINING ROOM
WELL KEPT REAR GARDEN
GOOD SIZE BEDROOMS
OFF ROAD PARKING

Living Room
14' 5" x 15' 9" (4.4m x 4.8m)

Kitchen/Dining Room
10' 6" x 15' 9" (3.2m x 4.8m)

Bedroom One
11' 10" x 10' 6" (3.6m x 3.2m)

Bedroom Two
12' 6" x 11' 10" (3.8m x 3.6m)

Bedroom Three
9' 2" x 7' 10" (2.8m x 2.4m)

Bathroom
7' 7" x 5' 11" (2.3m x 1.8m)

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:

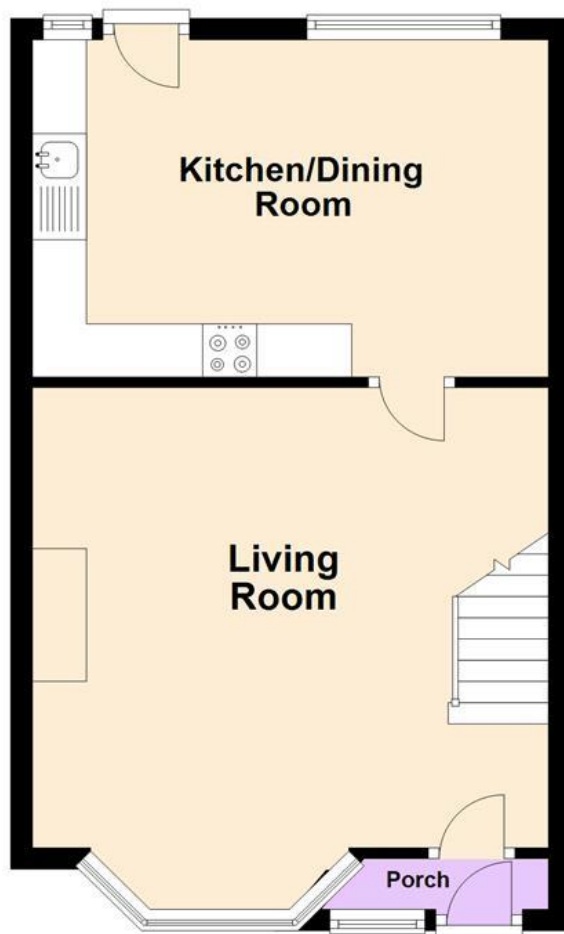
Viewer's Note:

Services connected: mains, electricity, water and drainage
Council tax band: B
Tenure: Freehold

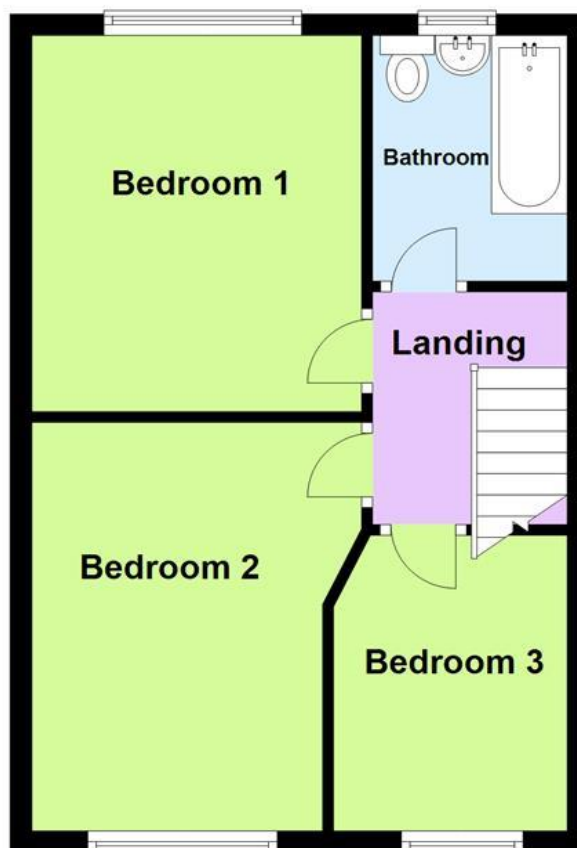
Floor Plan

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		
(69-80) C		74
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

