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148 Brandwood Park Road, Kings Heath, B14 6QF

Asking Price £329,950

EPC: C

A FANTASTIC OPPORTUNITY TO PURCHASE THIS OUTSTANDING AND REFURBISHED THREE BEDROOM FAMILY RESIDENCE HAVING NO UPWARD CHAIN. This property has been renovated to a high standard throughout and comprises of Porch, Hallway, Reception Room, Kitchen Diner, Study/ Playroom, Three First Floor Bedrooms, Family Bathroom, Rear Garden, Garage and Off-Road Parking.
Energy Performance Rating: C. Council Tax Band: B.

LOCATION:

Brandwood Park Road is situated in Kings Heath, a suburb of south Birmingham, five miles south of the city centre. It is the next suburb south from Moseley on the A435. Kings Heath is a very popular area which grew around the High Street where there are many independent restaurants, cafes and shops plus an excellent bus and train service in and out of the city centre, including the newly built Kings Heath Train Station. The area is also best known for its wide range of outstanding primary and secondary schools.

HOW TO GET THERE: Enter into Sat Nav: B14 6QF.

GENERAL ADVICE: Before travelling a distance to view any property, to get a feel for a locality, many think it's worthwhile exploring the setting on Google Earth / Google Maps Street View.

SUMMARY:

A beautifully renovated three-bedroom terraced property, finished to a high standard throughout and offering well-proportioned accommodation, modern fittings and excellent versatility. The property further benefits from off-road parking, a rear garden, garage and convenient rear access via Boatmans Reach.

Upon entering the property, you are welcomed into a porch, which leads through to the central hallway. The hallway provides access to the ground floor accommodation, stairs rising to the first floor and a useful storage cupboard housing the property meters.

The generously proportioned reception room is situated to the front of the property and benefits from an attractive bow window, providing an abundance of natural light and creating a comfortable and welcoming living space.

To the rear is a particularly impressive kitchen, which has been thoughtfully fitted and presented to a high standard. The kitchen benefits from a fridge/freezer, cooker, gas hob, extractor fan, slimline dishwasher and washing machine, together with a sink and mixer tap. The central heating boiler is also housed within the kitchen. The kitchen benefits from modern bi-fold doors overlooking the rear garden, creating a bright and sociable space with excellent views of the garden.

Accessed from the kitchen is a versatile study/playroom, offering a range of potential uses depending on the requirements of the occupier. This could comfortably serve as a home office, children's playroom, hobby room or occasional guest bedroom. The room benefits from its own WC and vanity wash hand basin, adding further practicality and flexibility.

To the first floor are three generously sized bedrooms, providing comfortable accommodation for families, couples or those requiring additional space for working from home. The family bathroom has been modernised and comprises a walk-in shower, separate bath with mixer tap, vanity storage unit, built-in WC and wash hand basin.

To the rear, the garden has been designed to provide a good combination of entertaining and lawned areas. Immediately adjoining the property is a decking area, ideal for outdoor seating and entertaining, with side access leading to the side passage.

Beyond the decking is a lawned garden extending towards the rear, where the property benefits from a garage and rear gate access. The garage is accessed via Boatmans Reach, providing convenient access to the rear of the property. The property also benefits from off-road parking to the front.

GENERAL INFORMATION:

Tenure: The agents understand that the property is Freehold.

Services: Central heating to radiators is provided by a boiler located in the Kitchen.

Porch:
2'5" x 6'10" (0.74m x 2.08m)

Hallway:
5'10" x 12'10" (1.78m x 3.9m)

Reception Room:
14'3" x 10'11" (4.34m x 3.33m)

Kitchen Diner:
20'6" x 9'11" (max) (6.25m x 3.02m (max))

Study/ Playroom:
13'10" (4.22) (max) x 7'11" (2.41) (min) x 6'10" (2.08)

Lavatory:
2'4" x 4'7" (0.7m x 1.4m)

Bedroom:
14'2" x 10'10" (4.32m x 3.3m)

Bedroom:
14'2" x 10'2" (4.32m x 3.1m)

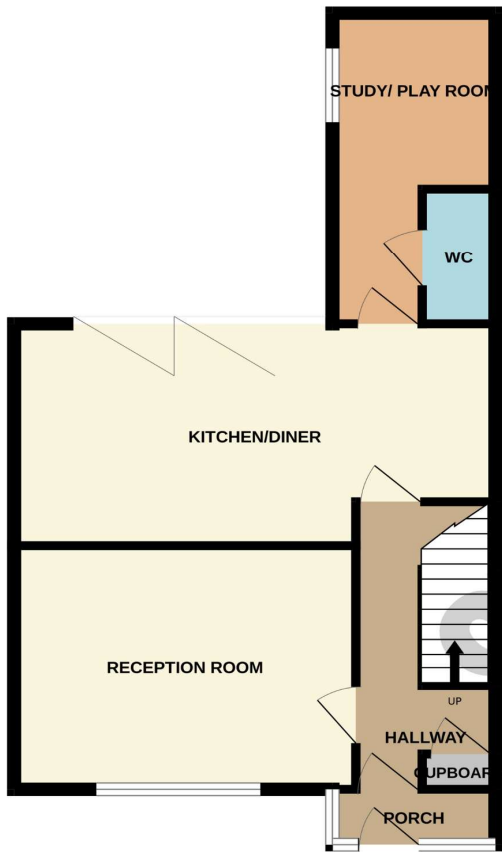
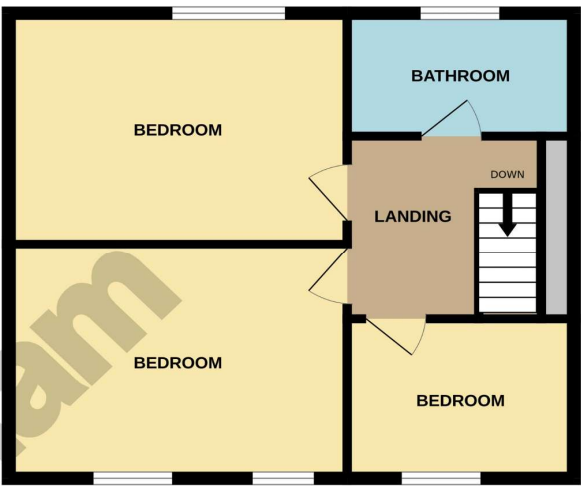
Bedroom:
9'6" x 7'2" (2.9m x 2.18m)

Bathroom:
9'6" x 5'6" (2.9m x 1.68m)

Garage:
10' x 16'1" (3.05m x 4.9m)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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