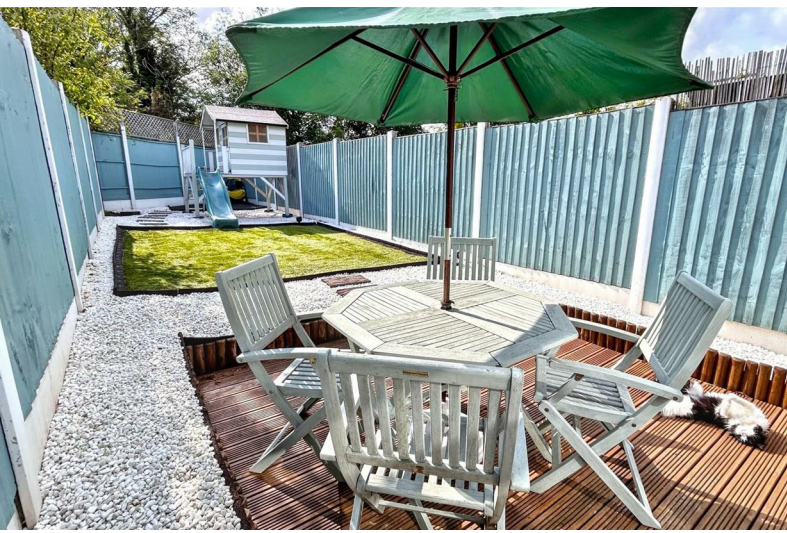




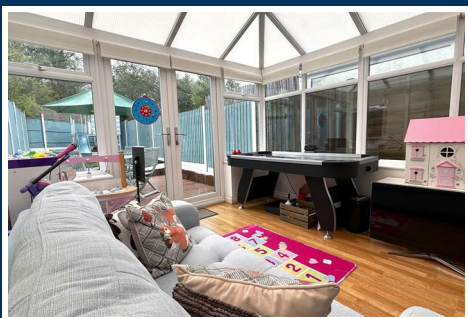
25 Brookdale Close

Rednal, Birmingham, B45 9FH

Offers In Excess Of £220,000



****LOVELY MODERN TWO TERRACED HOME SITUATED IN POULAR LOCATION!!**** We are delighted to offer to the market this modern two-bedroom property, situated in this quiet location with all the local amenities close at hand and well placed for all the local commuter links via public transport and motorway networks. The accommodation consisting of; entrance hallway, guest WC, kitchen, living/dining room with patio doors giving access to the conservatory and further doors giving access to the rear garden. To the first floor there are two bedrooms and a re-fitted bathroom. The property further benefits from a garage and off-road parking. The property also offers gas central heating and double glazing. Energy Performance Rating TBC. To arrange your viewing please contact our Kings Norton Office.



Approach

The property is approached via a pathway leading to a lawned area further further pathway leading to an obscured double glazed front entry door opening into:

Hallway

With part panelling to walls, central heating radiator, laminate wood effect floor covering, ceiling light point, stairs gives rise to the first floor landing, wall mounted fuse box and doors opening into:

Ground Floor WC

2'6" x 4'11" (0.777 x 1.509)

With laminate wood effect floor covering, obscured double glazed window to the front aspect, ceiling light point, low flush WC, corner mounted wash hand basin with two taps over, central heating radiator and tiling to splash back areas.

Kitchen

5'9" x 9'10" (1.760 x 3.000)

With double glazed window to the front aspect, central heating radiator, laminate wood effect floor covering, ceiling spotlight, a selection of wall and base units with work surfaces over incorporating sink and drainer with mixer tap over, tiling to splash back areas integrated Indesit oven with four ring burner gas hob with extractor over, space facility for fridge freezer and washing machine and cupboard housing Worcester central heating boiler.

Lounge/Diner

12'0" x 15'8" (3.679 x 4.779)

With laminate wood effect floor covering, central heating radiator, door opening into useful under

stairs storage cupboard, two ceiling light points, dado rail, feature fireplace with wooden surround and double glazed French doors with accompanying side windows opening into:

Conservatory

11'1" max x 11'5" max (3.399 max x 3.504 max)

With double glazed windows to the rear and side respectively with accompanying double glazed French doors giving views and access to the rear garden, ceiling light point with fan and central heating radiator.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with part panelling to walls, loft access point, ceiling light point and doors opening into:

Bedroom One

9'10" x 11'11" (3.001 x 3.657)

With ceiling light point, double glazed window to the rear aspect and central heating radiator.

Bedroom Two

11'11" x 9'5" (3.656 x 2.878)

With double glazed window to the front aspect, ceiling light point, central heating radiator and door opening into over stairs storage cupboard.

Re-Fitted Bathroom

5'11" x 5'5" (1.810 x 1.652)

With tiled flooring, tiling to walls, ceiling mounted extractor fan, ceiling light point, bath with mixer tap over and mains powered shower over and rainfall shower over, wash hand basin in vanity unit with hot

and cold mixer tap, low flush WC and wall mounted heated towel rail.

Rear Garden

With a decked area with gravel to the side with steps leading up to the lawned area with a further gravelled patio area to the rear and finished with panel fencing to all borders.

Garage

8'8" x 17'3" (2.66 x 5.272)

With a metal up and over door, ceiling light point and electric points.

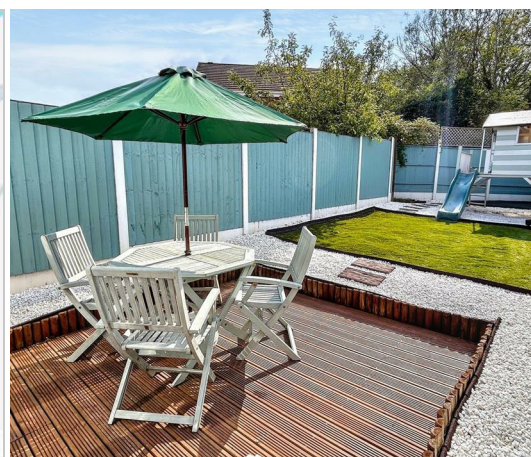
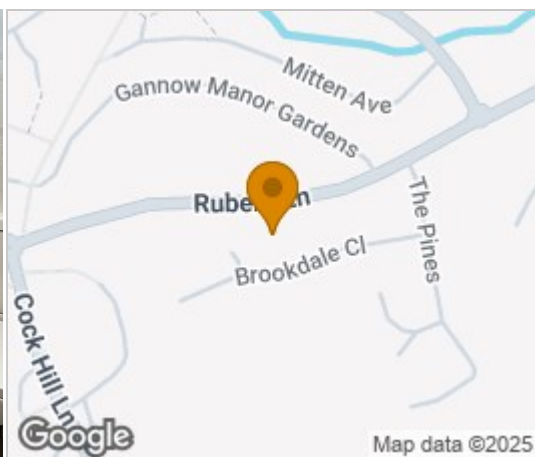
Tenure

We have been informed by our vendors the property is Freehold (subject to confirmation from your legal representative).

Council Tax

According to the Direct Gov website the Council Tax Band for Brookdale Close, Rednal, Birmingham, West Midlands, B45 9FH is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.





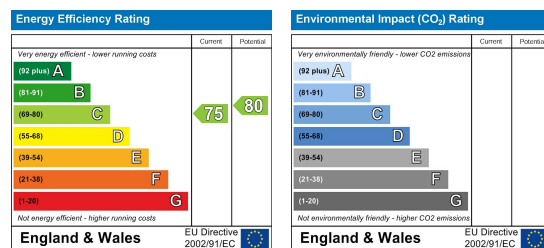
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.