

AP MORGAN



Brookbank Avenue, Birmingham
Offers Over £200,000

Features:

- Two double bedrooms
- Semi-detached house
- Sizeable plot
- Spacious lounge
- Family bathroom
- Off-street parking on drive
- Garage
- Esteemed local schooling

Description:

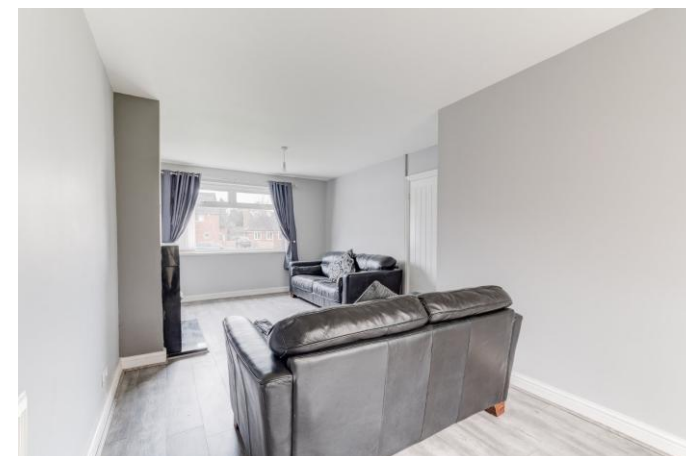
An ideal opportunity to purchase a spacious two-bedroom, semi-detached property on a sizeable plot, in need of modernisation. Situated on Brookbank Avenue in Shard End, the area offers good schooling, excellent transport opportunities, and nearby shopping centres.

The property is approached via a large lawned front garden with an extensive driveway to one side, leading up to the garage, providing ample off-street parking for several vehicles.

This home opens into a long covered porch leading up to both the utility room and front doors. Entering into the entrance hall, stairs rise to the first floor with a storage cupboard underneath, and doors open to the kitchen and lounge. The kitchen is a well-proportioned, practical space with gas hob with extractor above, electric oven, sink with draining board, and ample undercounter cupboard space. A large window looking into the conservatory fills the room with natural light. A spacious and light room, the lounge provides plentiful space for furnishings for both mealtimes and relaxation, boasting dual-aspect views and sliding doors to the conservatory. The conservatory is an extensive space overlooking the garden. Both the conservatory and kitchen open into the utility area.

Rising to the first floor, the property provides two sizeable double bedrooms and a family bathroom. Bedroom One, the main room, is a bright space with an integrated storage cupboard, maximising utility. Bedroom Two is a second sizeable double room and boasts fitted wardrobes spanning one side of the space. Completing the first floor is a well-appointed family bathroom including a WC, pedestal basin, bathtub, and separate shower.

Outside, the garden is of a good size with a lawn separated by a paved path. The garage, also accessible from the rear, allows for excellent additional storage.



Situated on a quiet residential road, the area provides good local amenities, schools including Timberley Academy within a stone's throw, and green spaces like Norman Chamberlain Playing Fields. With strong transport links to the city centre and further afield with the M6 and M42 nearby, plus easily accessible shopping hubs.

Details:

Porch

Entrance Hall

Kitchen 7'11"x8'5" (2.41mx2.57m)

Lounge 11'4"x21'6" (3.45mx6.55m) Max. dimensions

Conservatory 18'7"x5'8" (5.66mx1.73m)

Utility Room 6'9"x11' (2.06mx3.35m) Max. dimensions

Storage

Garage

Landing

Bedroom One 14'7"x9'11" (4.45mx3.02m) Plus storage cupboard

Bedroom Two 9'7"x11'2" (2.92mx3.4m) Max. dimensions incl. fitted wardrobes

Bathroom 8'2"x5'6" (2.5mx1.68m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Property to sell?

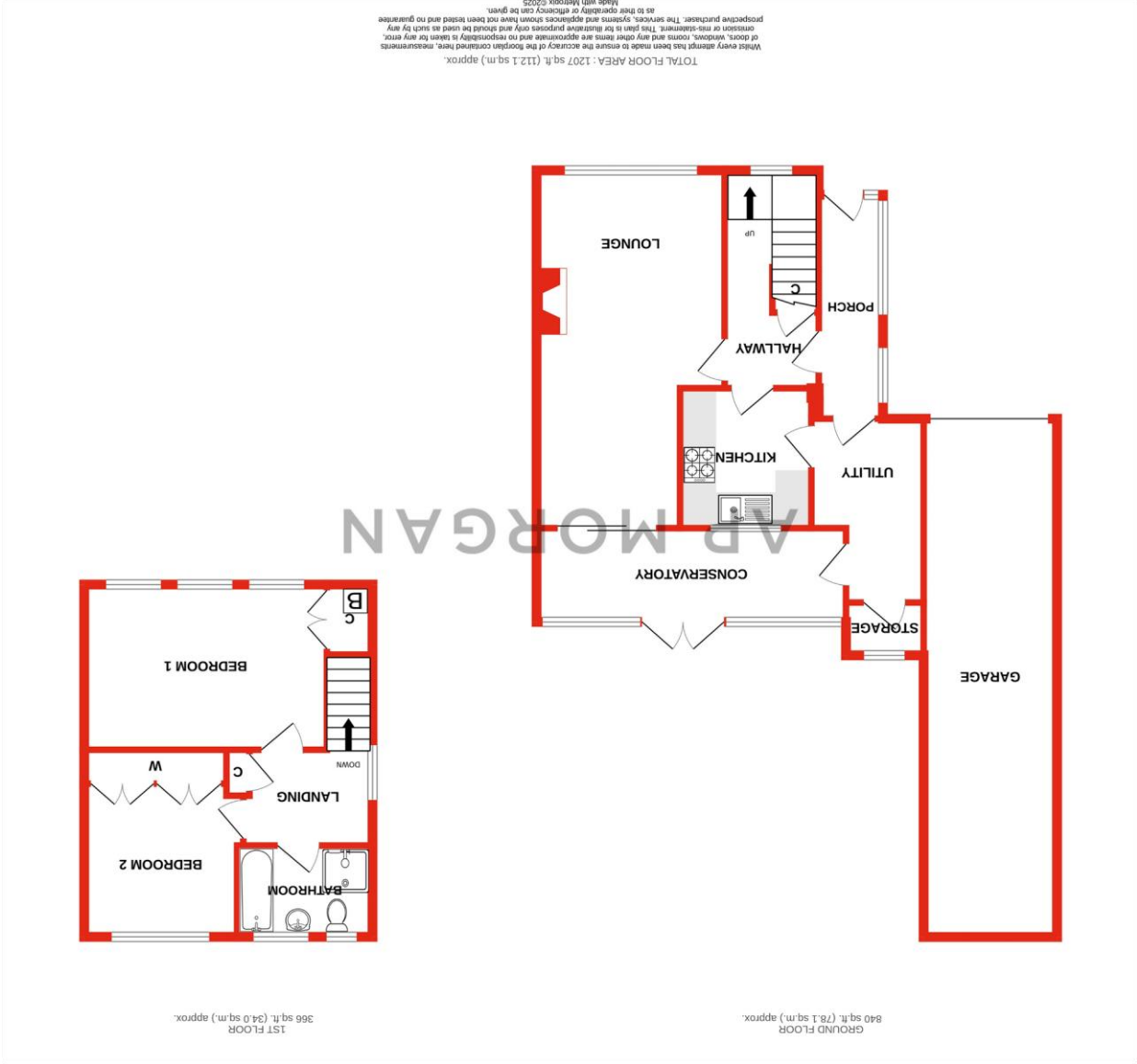
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