

home4 **sale.co.uk**
rent.co.uk

53 Brackenfield Road, Great Barr, Birmingham, West Midlands.
B44 9BG

Offers in excess of £220,000 Freehold (to be confirmed)

FOR SALE



PROPERTY DESCRIPTION

POPULAR LOCATION GREAT BARRTHREE BEDROOMS***LOUNGE***AMPLE KITCHEN/DINER***FAMILY BATHROOM***GOOD SIZE REAR GARDEN***GARDENS TO FORE***DRIVEWAY***GARAGE***NO UPWARD CHAIN*** Situated in a popular location of Great Barr is this three bedroom end of terrace family home. Within easy reach of amenities, sought after primary and secondary schooling and motorway links. Accommodation in brief comprises, entrance porch, entrance hallway, lounge, ample kitchen/diner, three bedrooms and family bathroom. Outside is a good size rear garden, garden to fore, driveway and garage. This property benefits from having NO UPWARD CHAIN.

FEATURES

- END OF TERRACE FAMILY HOME
- POPULAR LOCATION IN GREAT BARR
- THREE BEDROOMS
- LOUNGE
- AMPLE KITCHEN/DINER
- FAMILY BATHROOM
- GOOD SIZE REAR GARDENS
- GARDEN TO FORE
- GARAGE AND DRIVEWAY
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Approach

Approached via fore gardens, driveway to side, door giving access to an enclosed entrance porch with further door giving access to the accommodation.

Entrance Hallway

Having stairs rising to the first floor with doors giving access to:-

Lounge

14' 03" x 11' 0" (4.34m x 3.35m)

Kitchen/Diner

16' 10" x 11' 02" (5.13m x 3.40m)

Landing

Having doors giving access to:-

Bedroom

12' 05" x 8' 08" (3.78m x 2.64m)

Bedroom

10' 10" x 10' 04" (3.30m x 3.15m)

Bedroom

9' 03" x 7' 11" (2.82m x 2.41m)

Bathroom

7' 02" x 7' 0" (2.18m x 2.13m)

Rear Garden

Having a patio area with the rest laid to lawn and side access.

Garage

Single garage with up and over door.

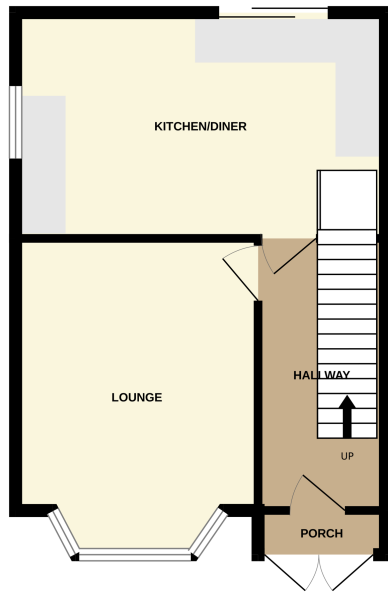




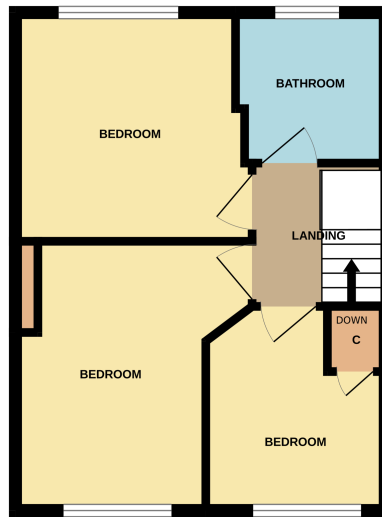


FLOORPLAN & EPC

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.
Made with Metropic ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	