Rice Chamberlains
ESTATE AGENTS LLP



32 Brandon Road

Hall Green, Birmingham, B28 8DX

Offers Over £250,000

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*** BEAUTIFULLY PRESENTED EXTENDED FAMILY HOME* We are delighted to offer this thoughtfully extended family home, which is located in this prime location in Hall Green within walking distance of Hall Green train station and the local amenities offered via the nearby Stratford Road. The property itself offers well proportioned family accommodation which briefly comprises; front fore garden, entrance hallway with decorative tiling to floor, front reception room/bedroom, a family room, downstairs WC, leading onto an extended kitchen diner and further useful utility space, perfect for families. The property also benefits from a spacious and well maintained garden. To the first floor there are two bedrooms and a family bathroom. Energy Performance Rating: TBC. The property further benefits from double glazing and central heating. To arrange your viewing please call the Rice Chamberlains sales team in Moseley.**







Approach
The property is approached via a fore garden with lawn area and pathway leading to front entry door opening into:

Entrance Vestibule
With original style tiling to flooring, gas meter and further door with accompanying window above opening into:

Hallway
With tiled flooring, central heating radiator, two ceiling light points, archway, stairs giving rise to the first floor and doors opening into:

Reception Room / Bedroom Three
8'6" x 15'5" into bay (2.6 x 4.7 into bay)
With laminate wood effect flooring, double glazed bay window to the front aspect, ceiling light point with decorative ceiling rose and under stairs storage space with laminate wood effect flooring and ceiling light point.

Family Room
11'11" x 11'5" (3.65 x 3.48)
With continued laminate wood effect flooring, ceiling light point with decorative ceiling rose, central heating radiator, double glazed window to the rear aspect, gas fireplace and shelving to alcoves.

Inner Hallway
With door opening into ground floor WC and door and step into kitchen.

Ground Floor WC
2'7" x 3'5" (0.81 x 1.06)
With tiled flooring, low flush WC, wall mounted wash hand basin with hot and cold mixer tap and wall mounted Worcester combi boiler.

Kitchen Diner
7'8" x 6'8" x 30'0" (2.36 x 2.04 x 9.16)
From inner hallway door and step leads into kitchen with LVT wood effect flooring, ceiling light point, ceiling spotlights, central heating radiator, base units with work surfaces over incorporating butler sink and drainer with hot and cold mixer tap, space for cooker with extractor over, space for fridge freezer and dishwasher, decorative tiling to splash backs, original window to the side aspect, exposed brick feature wall and door opens into side lean-to. Dining area with two double glazed window to the side aspect, central heating radiator, LVT wood effect flooring, double glazed French doors giving views and access to the rear garden and ceiling lantern skylight.

Side Lean-To
9'8" x 3'9" (2.96 x 1.16)
With windows surround and lino flooring.

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with central heating radiator, two ceiling light points, loft access point, one with pull down ladder, door opening into storage cupboard and doors opening into:

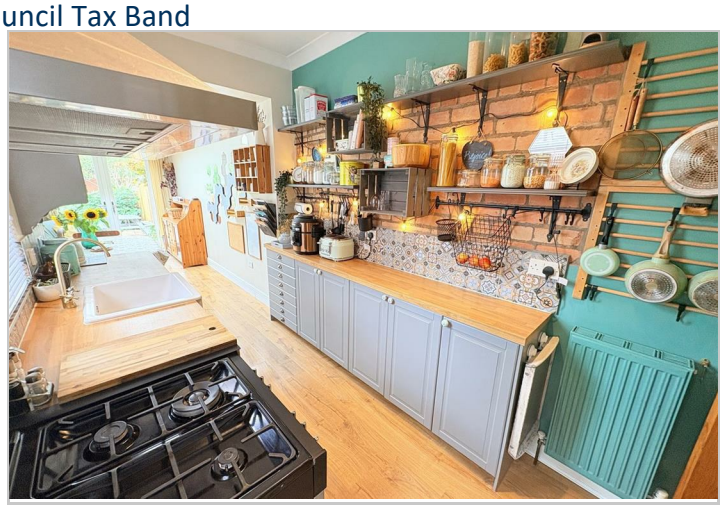
Bedroom One
11'11" x 11'3" (3.65 x 3.44)
With ceiling light point, central heating radiator, dado rail, over stairs storage cupboard and two double glazed windows to the front aspect.

Bedroom Two
8'10" x 11'1" (2.7 x 3.4)
With ceiling light point, central heating radiator, shelving to alcove and built-in wardrobe to alcove and double glazed window to the rear aspect.

Bathroom
6'7" x 12'4" (2.02 x 3.78)
From landing door and step leads into bathroom with original style flooring, ceiling light point, five piece bathroom suite comprising corner bath with hot and cold mixer tap, walk-in shower cubicle with mains powered shower over and tiling to splash backs, wash hand basin on pedestal with hot and cold mixer tap, bidet, low flush WC, part tiling to walls, central heating towel radiator, wall mounted column radiator and double glazed opaque window to the rear aspect.

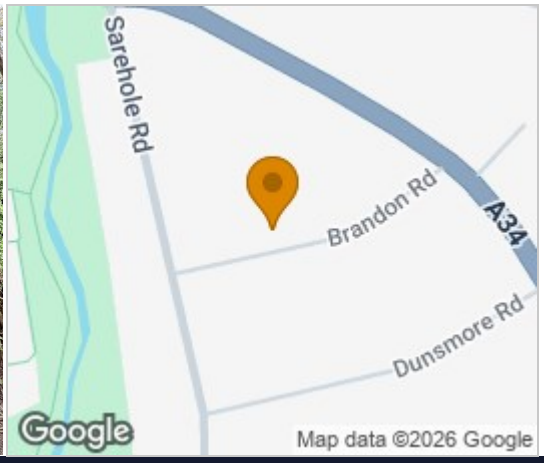
Garden
With a paved patio area leading to a lawned turf area with bark chippings walkway to rear of garden With shrubs and trees to borders.

Council Tax Band
According to the Direct Gov website the Council Tax Band for Brandon Road, Hall Green, Birmingham, B28 8DX is band B and the annual Council Tax amount is approximately £1,830.25 subject to confirmation from your legal representative.



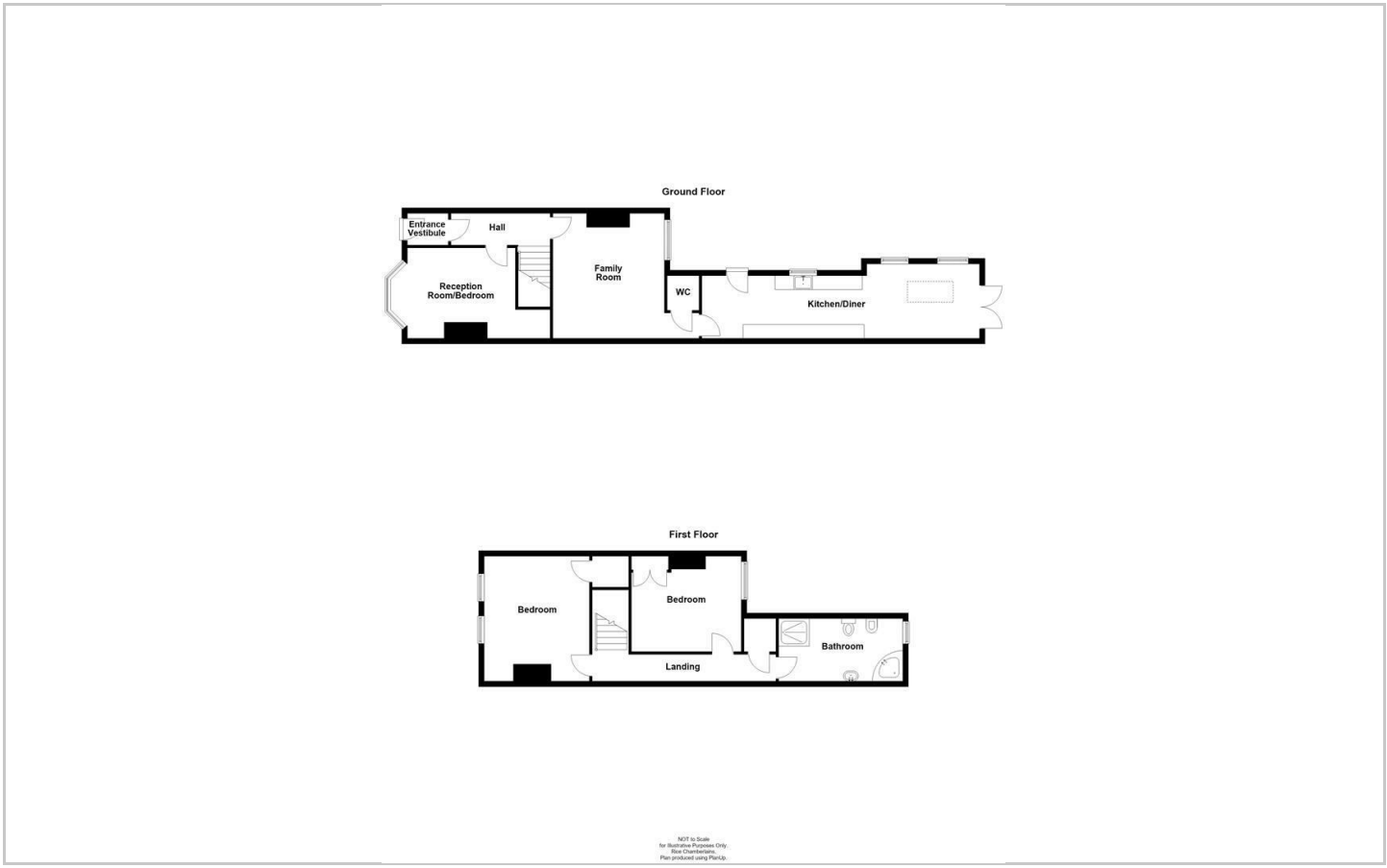






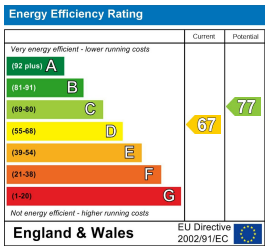
Floor Plan

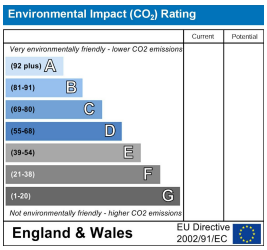


Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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