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186 Brownfield Road, Birmingham, B34 7DX
£250,000

This semi detached home situated in a popular location of Brownfield Road briefly comprises porch, hallway, lounge/diner, utility room, downstairs w/c, two double bedrooms and bathroom. There is an enclosed rear garden and a garage to the side. This is an ideal first time buyer property!

Approach
Via tarmaced driveway to garage with area laid to lawn.

Porch
Double glazed door to front, double glazed windows to front and side and wall light point.

Hallway
Door to front, stairs to first floor accommodation, under stairs storage cupboard, meter cupboard, radiator and wall light point.

Lounge
8'11 x 11'5 (2.72m x 3.48m)
Double glazed window to front, double glazed doors to rear, two radiators and two ceiling light points.

Kitchen
8'2 x 8'3 (2.49m x 2.51m)
Double glazed window to rear, double glazed door to side, wall base and drawer units, 1 1/2 sink with drainer and mixer tap, space for cooker with extractor hood over and ceiling light point.

Utility
11'00 max x 15'2 (3.35m max x 4.62m)
Double glazed door and window to side, plumbing for washing machine, cupboard concealing wall mounted central heating boiler, radiator and wall light point.

Conservatory
9'11 x 6'7 (3.02m x 2.01m)
Double glazed French Doors to rear, double glazed windows to side and wall light point.

Downstairs W/C
Double glazed window to rear, low level w/c, hand wash basin and ceiling light point.

Landing
Double glazed window to side, loft access and ceiling light point.

Bedroom One
14'10 x 9'5 (4.52m x 2.87m)
Two double glazed windows to front, built in storage, radiator and ceiling light point.

Bedroom Two
11'2 x 8'11 (3.40m x 2.72m)
Double glazed window, radiator and ceiling light point.

Bathroom
Double glazed obscured window to side and rear, low level W/C, hand wash basin with vanity below, panel bath with shower over, heated towel rail and ceiling light point.

Garage
8'8 x 17'8 (2.64m x 5.38m)
Electric garage door and ceiling light point.

Rear Garden
Paved patio area, mainly laid to lawn, mature tree and shrubs and enclosed to neighbouring boundaries.

Further Information
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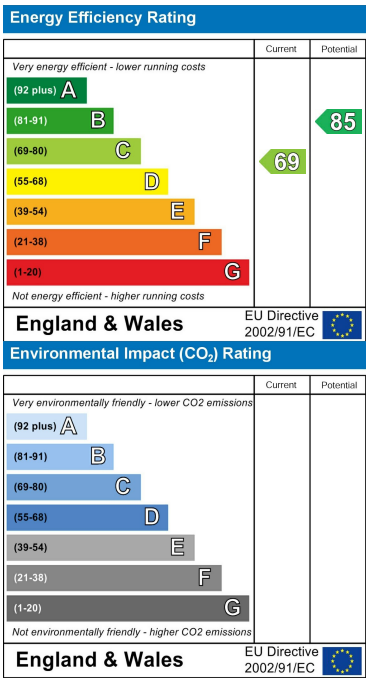
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B
EPC Rating - C



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