



66, BRACKENFIELD ROAD

BIRMINGHAM - OFFERS OVER £210,000

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Why this home is Chosen...

Located on a popular residential street within a short walk to the amenities of Queslett area, this three bedroom terraced home is well presented throughout. On offer is an attractive living room, kitchen/diner, three bedrooms, family bathroom, off road parking and a lovely rear garden. A great purchase for a first time buyer or investor!

A quick tour

Highlights of this lovely home include:

- * Off road parking
- * Attractive living room
- * Kitchen/diner
- * Three bedrooms
- * Family bathroom
- * Lovely rear garden with garden room
- * Close to local amenities & transport links
- * Did we mention the sought after location?



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Family living

Approached over a block paved driveway, the front door opens to a welcoming entrance hall with stairs to the first floor and doors to the living room and kitchen/diner. The attractive bay fronted living room is spacious with laminate flooring. The kitchen/diner to the rear has French doors to the garden and features a range of wall and base units with contrasting work surfaces over, integrated oven with hob and extractor, plumbing for washing machine and space for fridge/freezer.

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First Floor Accommodation

The first floor offers three bedrooms and the family bathroom. Bedroom one is double in size and offers a view over the front of the property, and bedroom two, also double in size and offers views over the rear garden. Bedroom three is a single bedroom and currently fits a large bunk bed with slide comfortably. The family bathroom offers a walk-in shower, basin and W.C.



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Convenient Location

The rear garden is large in size and offers a patio area leading to lawn. To the rear of the garden is a useful large garden room/shed.

The property is situated in a very convenient location, with a short walk to the ASDA supermarket, many other local amenities and offers easy access to public transport.

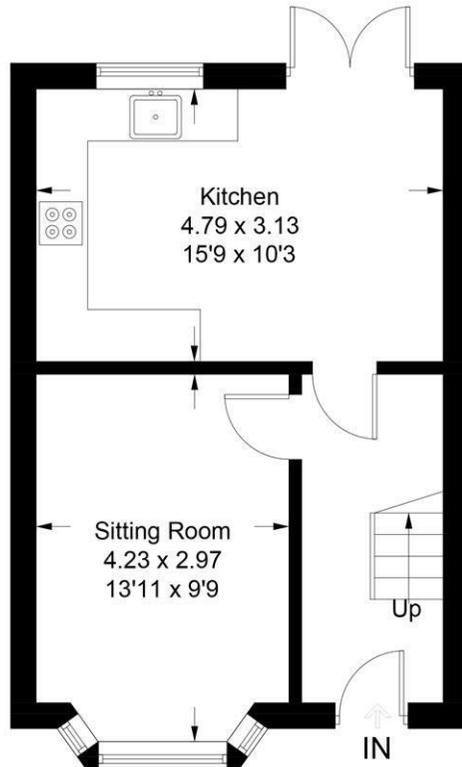
We understand that this property is Leasehold with 974 years remaining (lease is £20 per annum) and further information is available from the selling agents, however prospective buyers should check this with their conveyancers.

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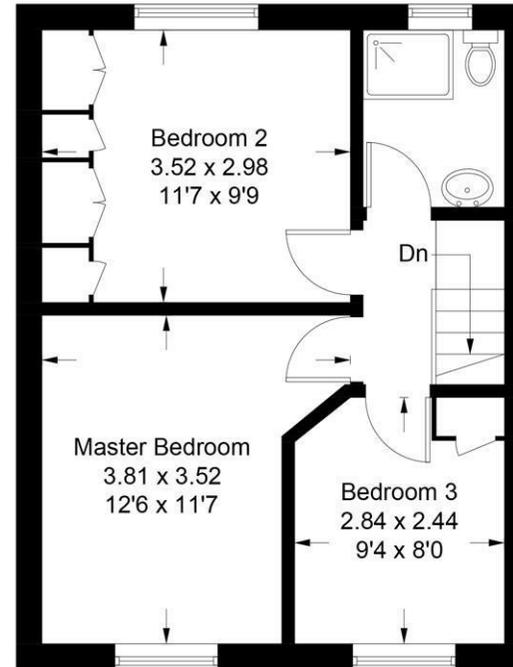
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66 Brackenfield Road, B44 9BH

Approximate Gross Internal Area = 73.2 sq m / 788 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID944277)

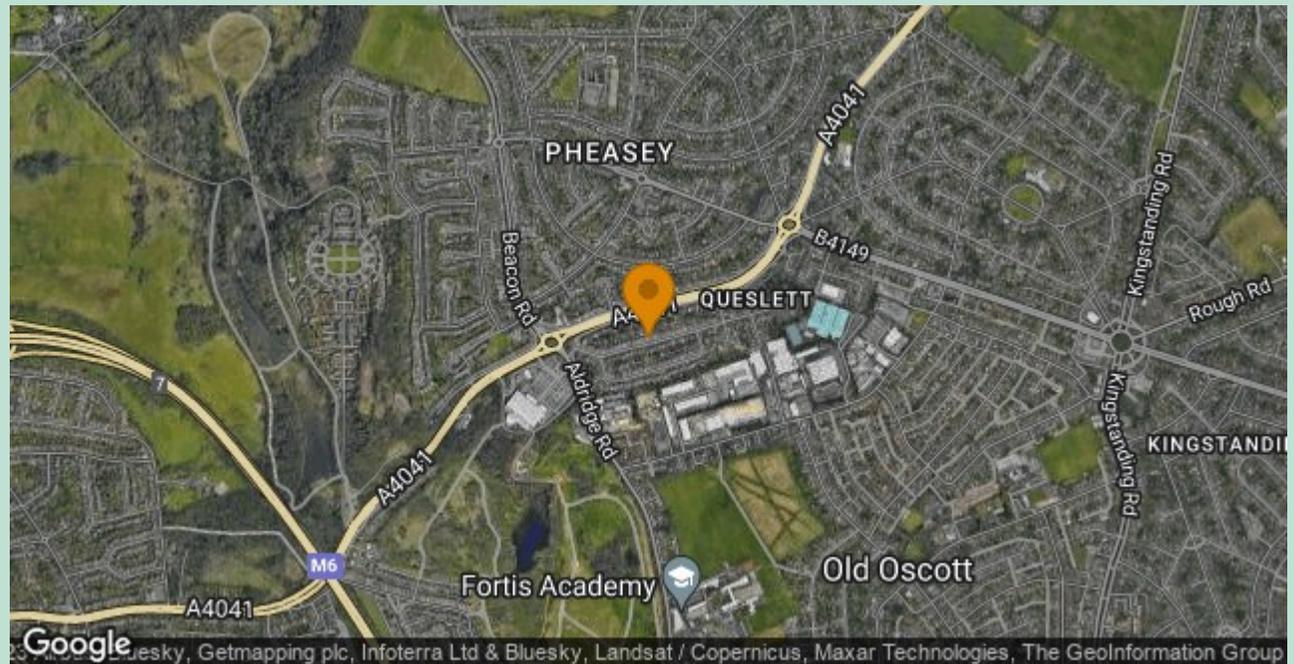
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Enquiries

66 Brackenfield Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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



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