



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

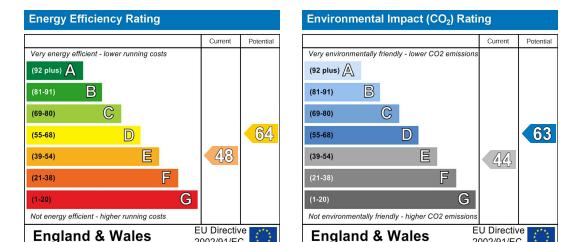
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Energy Performance Graphs



23 Brooklands Avenue

, Great Wyrley WS6 6LF

£895 Per Calendar Month



DESCRIPTION

Thought to date from the early 1960's, this deceptively spacious two storey family home is offered with immediate availability, and benefits from many internal appointments, which may only be fully appreciated upon a much advised early internal viewing.

Conveniently

Situated in an established and popular residential area, the property is within a short walk of many local amenities. These include shops and other retail outlets, together with schools catering for children of all age groups and places of public worship. The area offers easy access to the Midland Motorway Network, making Birmingham City Centre within commutable distance. There is also an abundance of sporting, social and recreational facilities within the immediate area.

The

Gas centrally heated and PVCu double glazed accommodation may be more fully detailed as follows;-(all measurements approximate)

ON THE GROUND FLOOR

A CANOPY PORCH

With PVCu double glazed entrance door and side panel open into the:-

SPACIOUS RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor, single panel radiator and laminate floor and coved ceiling. A door leads to the:-

FULL WIDTH FRONT LOUNGE measuring

14'4" into chimney breast recess x 11'3" (4.38 into chimney breast recess x 3.44)

The focal point is provided by a feature chimney breast wall with ornate Adam surround, raised hearth and space for a fire. There are two large PVCu double glazed windows, double panel radiator with thermostatic valve, laminate floor and coved ceiling.

'L' SHAPED REAR DINING KITCHEN measuring

14'4" max x 8'10" max (4.38 max x 2.7 max)

The kitchen area being equipped in a range of Grey coloured base and wall units, having contrasting roll topped work surfaces incorporating a cream coloured one and a half bowl single drainer sink unit with contemporary mixer tap, space for a cooker, plumbing connections for an automatic washing machine, ceramic tiling to the splash back areas, wall mounted Potterton condensing central heating boiler, breakfast bar area, single panel radiator, coved ceiling, laminate floor, PVCu double glazed windows to two aspects, including a personal door leading to the rear garden. There is also a useful understairs pantry which houses the modern hot water cylinder.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

With access panel to the loft and doors radiating to the following; -

FULL WIDTH BEDROOM ONE measuring

14'5" x 11'6" (4.4 x 3.5)

Having a large PVCu double glazed window to the front

aspect, single panel radiator with thermostatic valve and coved ceiling.

REAR BEDROOM TWO measuring

12'0" max x 8'6" min (3.67 max x 2.58 min)

Having a coved ceiling, laminate floor, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

PART TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of low level close coupled WC, pedestal wash hand basin, panelled bath with Triton instant electric shower and glazed screen, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

OUTSIDE

The property benefits from a single car detached garage and ample driveway parking. Fore and rear gardens have been landscaped for low maintenance, and provide a private and pleasant rear aspect.

