



**£250,000**

**Brunton Road, Birmingham, B10  
9HX**

- No Upward Chain
- Three Bedrooms
- Hallway
- Two Reception Rooms
- Kitchen
- Conservatory with Wet Room Inside
- First Floor Family Bathroom
- Front and Rear Gardens
- Ideal First Time Buy / Family Home
- Close to Local Schools Shops and Transport Links

## EPC Rating

Current: D  
Potential: C

## Council tax band

Band = A

TERRACE HOME \*\* THREE BEDROOMS  
\*\* TWO RECEPTION ROOMS \*\* NO  
UPWARD CHAIN! \*\*

This TERRACE HOME is situated  
BRUNTON ROAD, SMALL HEATH AND  
IS AN IDEAL FIRST TIME BUYER  
PROPERTY OR FOR INVESTMENT!

CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 FOR A VIEWING TODAY!

Accessed via an FRONT GARDEN and  
leading to front door, accommodation  
comprises: entrance, HALLWAY, TWO  
RECEPTION ROOMS, KITCHEN,  
conservatory with WET ROOM in and  
REAR GARDEN on the ground floor.  
THREE BEDROOMS and bathroom on  
the first floor. The property benefits  
from central heating and double  
glazing, both where specified.

The property is just a short walk from  
ASDA, Small Heath and also close to  
local schools and transport links.

Energy Performance Certificate : D

### Approach

Access is gained via front garden  
leading from front door opening to;

### Hallway

Stairs to the first floor, central heating  
radiator and doors to;

### Reception Room

Double glazed bay window to front  
and central heating radiator.

### Reception Room

Double glazed patio doors to rear,  
central heating radiator, under stairs  
storage and door to;

### Kitchen

Double glazed window to rear, fitted  
with base and drawer units with work  
surface over stainless steel sink and  
drainer with mixer tap over and door  
to;

### Conservatory & Wet Room

Double glazed window and door to  
rear with door to wet room|; Wet  
Room. Low levels.c, wash hand basin  
shower and window to rear.

### FIRST FLOOR

### Landing

With doors off:

Bedroom

Double glazed window to rear and central heating radiator and wardrobe's

Bedroom

Double glazed window to front and central heating radiator

Bedroom

Double glazed window to front and central heating radiator.

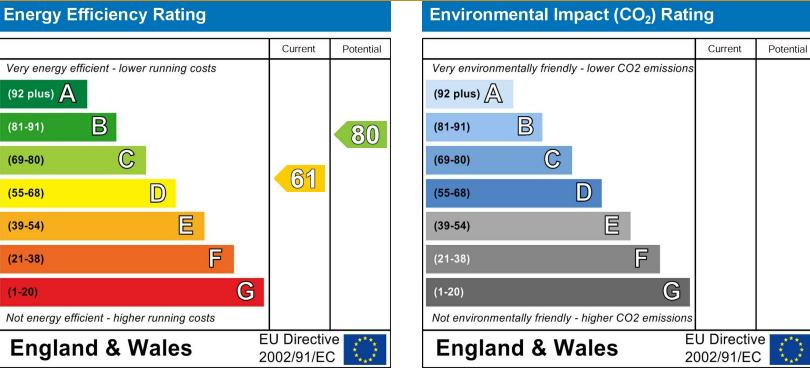
Bathroom

Double glazed frosted window to rear, suite comprising low level w.c, pedestal wash hand basin, panelled bath and central heating radiator.

OUTSIDE

Rear Garden

Enclosed with patio and lawned area and rear shed.







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