



Offers Over £220,000

Braymoor Road, Tile Cross, Birmingham, B33 0LR

** GREAT SIZE PROPERTY ** TWO/THREE BEDROOMS ** EXTENDED ** TANDEM GARAGE **

Great size family home being offered with further potential subject to relevant permissions. The property currently offers a DRIVEWAY to the front proving off road parking for multiple vehicles, enclosed entrance porch, entrance hallway, through lounge, EXTENDED SUN ROOM/CONSERVATORY, kitchen, UTILITY ROOM and a TANDEM DOUBLE GARAGE to the side. To the first floor there are TWO/THREE BEDROOMS (as the original main bedroom has been divided into two areas), and a modern fitted FAMILY BATHROOM. The rear garden is a private rear garden with an out-building/garage area for storage. Energy Efficiency Rating:- Awaiting

Front Garden

Wall borders either side of the block paved driveway providing off road parking for multiple vehicles. Security light, lantern style outside light to the side of the double glazed door allowing access to:-

Entrance Porch

8'9" x 2'5" (2.67m x 0.74m)

Double glazed windows either side of the entrance door with a further double glazed window to one side of the porch area. Ceiling mounted lantern style light, slate tile effect flooring, and a further double glazed door allowing access to:-

Entrance Hallway

11'8" x 6'2" (3.56m x 1.88m)

Stairs leading to the first floor landing with an open space below, storage cupboard housing the utility meters, and a radiator. Wood effect flooring, decorative ceiling rose and coving finish to the ceiling area and a decorative dado rail to the walls. Doors to:-

Through Lounge

22'9" x 11'1" max 9'5" min (6.93m x 3.38m max 2.87m min)

Double glazed window to the front, two radiators, and a modern electric flame effect wall mounted fire. Decorative coving finish and ceiling rose to the ceiling area, and a picture rail to the walls. Double partly glazed bi-fold doors to the rear leading to the conservatory/sun room area.

Kitchen

10'5" x 7'8" (3.18m x 2.34m)

Range of wall mounted and floor standing base units with a roll edge work surface over incorporating a stainless steel effect oval design sink and drainer unit with a mixer tap over. Stainless steel effect splash back to the cooker area with a stainless steel effect extractor over. Partly tiled walls in a white brick design, tiling to the floor area, and an opening to the rear leading to:-

Sun Room/Conservatory

17'5" x 6'4" (5.31m x 1.93m)

Partly brick built with a solid roof, double glazed windows to the rear and a double glazed door also to the rear allowing access to

the rear garden area. Radiator, tiling to the floor area, decorative dado rail to the walls and a decorative coving finish to the ceiling area. This area is accessed via the through lounge, kitchen area or utility room. Internal door to the side leading to:-

Utility Room

10' x 8'5" (3.05m x 2.57m)

Wall mounted and floor standing base units with an open corner shelving display unit incorporated. Roll edge work surface over, partly tiled walls in a white brick effect design, storage cupboard housing the boiler and tiling to the floor area. Plumbing for a washing machine, radiator, wall mounted electric heater, and double glazed double doors to the rear allowing access to the rear garden area. Further internal door to the front leading to:-

Tandem Garage

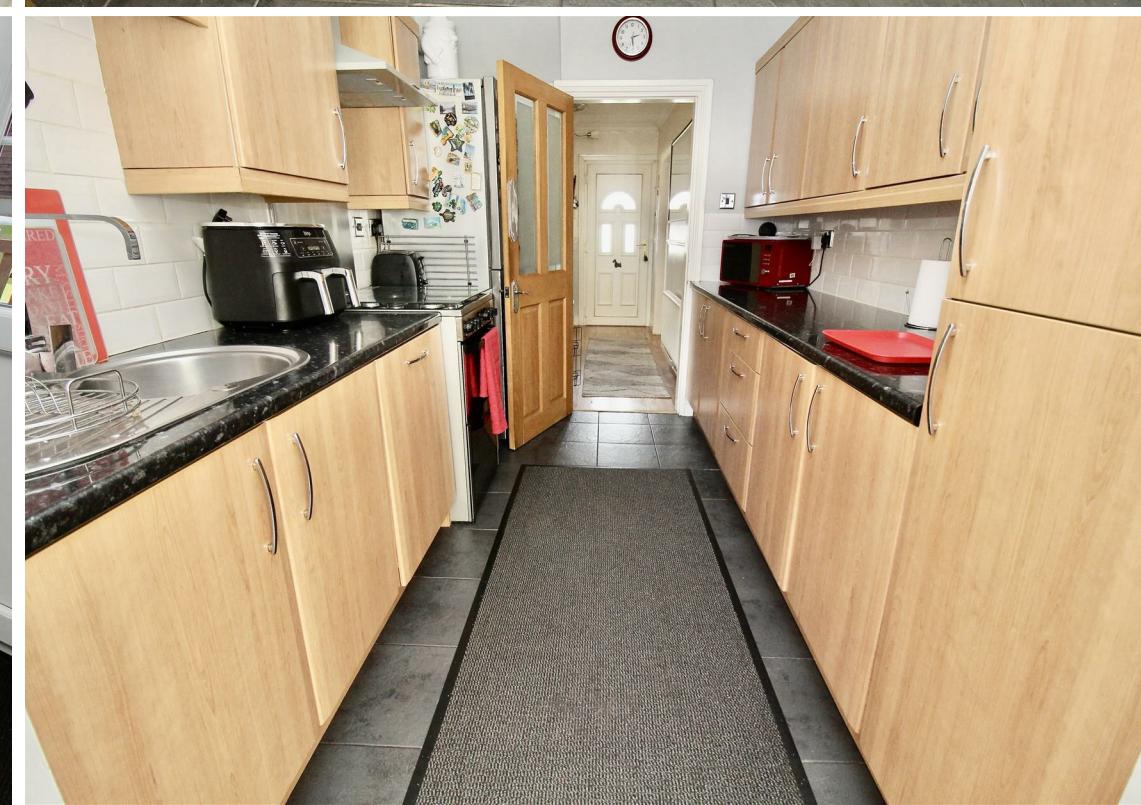
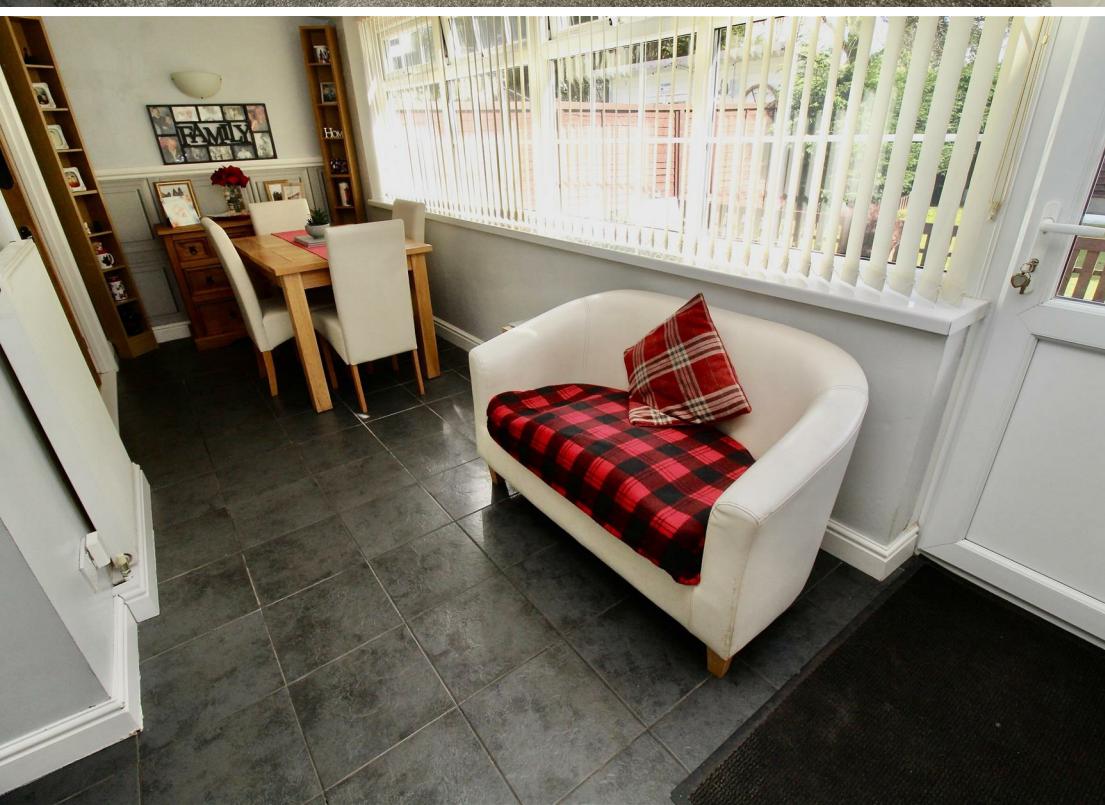
25'5" x 10'11" (7.75m x 3.33m)

Tandem side garage with an up and over door to the front, electric supply and lighting.

FIRST FLOOR

Landing

Double glazed window to the side, loft access



via the hatch with a pull down ladder, the loft has the added benefit of a light but is not boarded. Radiator, decorative coving finish to the ceiling and dado rail to the walls.

Bedroom One (was bedroom two originally)

11'4" x 11'2" max 9'5" min (3.45m x 3.40m max 2.87m min)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling and wood effect flooring. Built in wardrobe/storage area to one wall.

Bedroom Two (Area One)

10'4" max 5' min x 9'6" max 6'5"min (3.15m max 1.52m min x 2.90m max 1.96mmin)

NB:- This was originally part of bedroom one area. It is divided via a stud wall which can be removed to return it to its original lay out

Double glazed window to the front, radiator, wood effect flooring and a decorative coving finish to the ceiling. Built in storage/wardrobe area situated over the stairs and a set of bi-fold doors to the side leading to:-

Bedroom Two (Area Two)

10'4" x 7'7" (3.15m x 2.31m)

NB:- This was originally part of bedroom one area. It is divided via a stud wall

which can be removed to return it to its original lay out
Double glazed window to the front, radiator, wood effect flooring and a decorative coving finish to the ceiling.

Bathroom

7'7" x 5'6" (2.31m x 1.68m)

Suite comprised of a P-shaped bath with a curved shower screen to the side and a mixer tap shower over. Low flush WC and a pedestal wash hand basin. Radiator with a towel rail incorporated, tiling to the floors, tiling to the walls with a decorative dado tile inset, the wall tiling extends to the window sill areas, and double glazed windows to the rear and to the side.

OUTSIDE

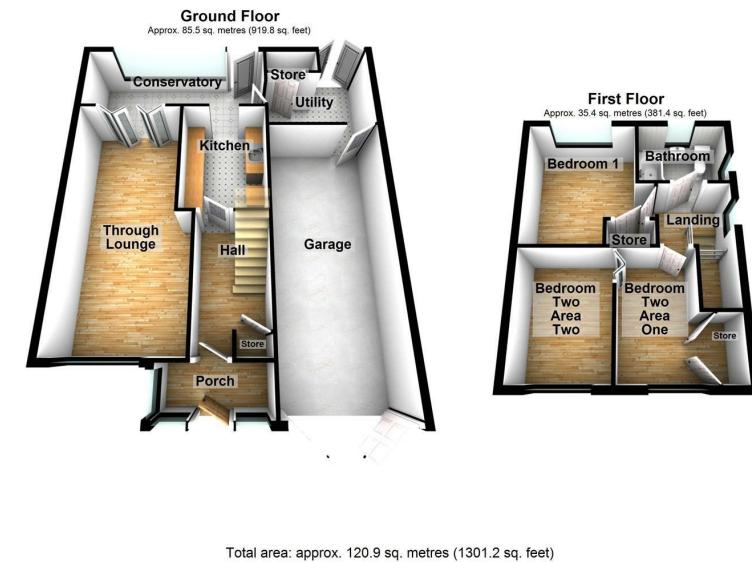
Rear Garden

Decked patio area which can be accessed via the sun room/conservatory area, or the utility room. The decked area has a low fence divide with an access gate leading to the garden laid mainly to lawn with a paved pathway divide, and flower bed to one side.

Further Garage/Storage

unmeasured (unmeasured)

Double doors to the front for access from the garden area and two windows to the side into the garden area.



Total area: approx. 120.9 sq. metres (1301.2 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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