





Brackenfield Road,Birmingham B44 9BG

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welcome to

Brackenfield Road, Birmingham

THREE BEDROOMS SEMI DETACHED*** OFF ROAD PARKING*** EASY TO MAINTAIN REAR GARDEN*** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS*** NO CHAIN***

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent Note
Council Tax Band is B.

Entrance Hall
Lounge
With double glazed window to front and central heated radiator.

Kitchen/ Diner
Offering plenty of storage and counter- top space, sink and drainer, and doors leading to rear garden.

Bedroom One
Offering double glazed window to front and central heated radiator.

Bedroom Two
Offering double glazed window to rear and central heated radiator.

Bedroom Three
Offering double glazed window to front and central heated radiator.

Shower Room
Having shower cubicle, sink and wash basin and WC, with double glazed window to rear.









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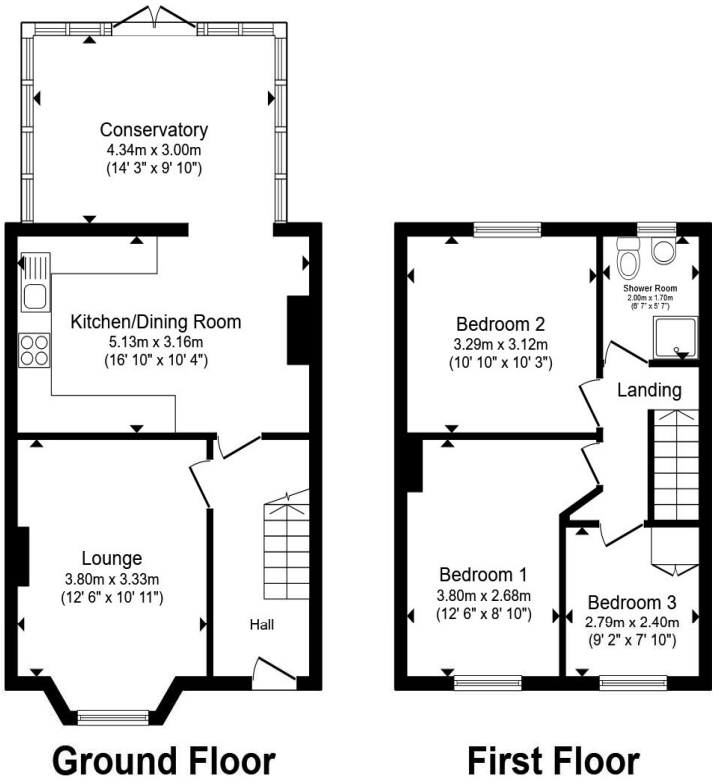
Brackenfield Road, Birmingham

- THREE GOOD SIZE BEDROOMS
- OFF ROAD PARKING
- NO CHAIN
- CLOSE TO LOCAL AMENITIES
- IDEALLY SITUATED

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£270,000



Total floor area 74.3 m² (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
GRB113107 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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