

Brandwood Park Road,



£210,000

# Brandwood Park Road,

- Semi-Detached
- 3 Bedrooms
- Double Glazing
- Ideal Family Home
- Reception Room
- Garden
- Gas Central Heating
- Ideal Buy to Let

Tenure: Freehold  
Council Tax Band: C

Nestled in the desirable area of Brandwood Park Road, Birmingham, this charming semi-detached house offers a wonderful opportunity for families and individuals alike. With a generous living space of 631 square feet, the property features three well-proportioned bedrooms, perfect for restful nights and personal retreats. The single reception room is bright and inviting, providing an ideal setting for both relaxation and entertaining guests.

Constructed between 1930 and 1939, this home boasts a characterful charm that is often sought after in the local market. The well-lit rooms create a warm and welcoming atmosphere, making it easy to envision your life unfolding within these walls. The property is situated in a good location, offering convenient access to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

Moreover, this house presents exciting potential for extension, allowing you to tailor the space to your specific needs and preferences. Whether you wish to expand your living area or create additional bedrooms, the possibilities are abundant.

In summary, this semi-detached house on Brandwood Park Road is a delightful blend of character, comfort, and potential. It is an excellent choice for those looking to invest in a home that can grow with them over the years. Do not miss the chance to make this property your own.

**Lounge**  
6.10m x 2.96m (20'0" x 9'9")  
Double glazed bay windows to front and rear, laminate flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, skirting

**Kitchen**  
3.69m x 1.59m (12'1" x 5'3")  
Double glazed windows to side and rear, double glazed door to rear, Lino flooring, tiled walls, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, plumbing for white goods

**Bedroom 1**  
3.02m x 2.94m (9'11" x 9'8")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

**Bedroom 2**  
2.98m x 2.75m (9'9" x 9'0")  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wall units

**Bedroom 3**  
2.05m x 1.86m (6'9" x 6'1")  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

**Bathroom**  
1.95m x 1.62m (6'5" x 5'4")  
Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, toilet, heated towel rail, extractor fan

**Garden**  
Garden slabs, privacy from rear, Fence panels to boundaries, Hedge shrubs

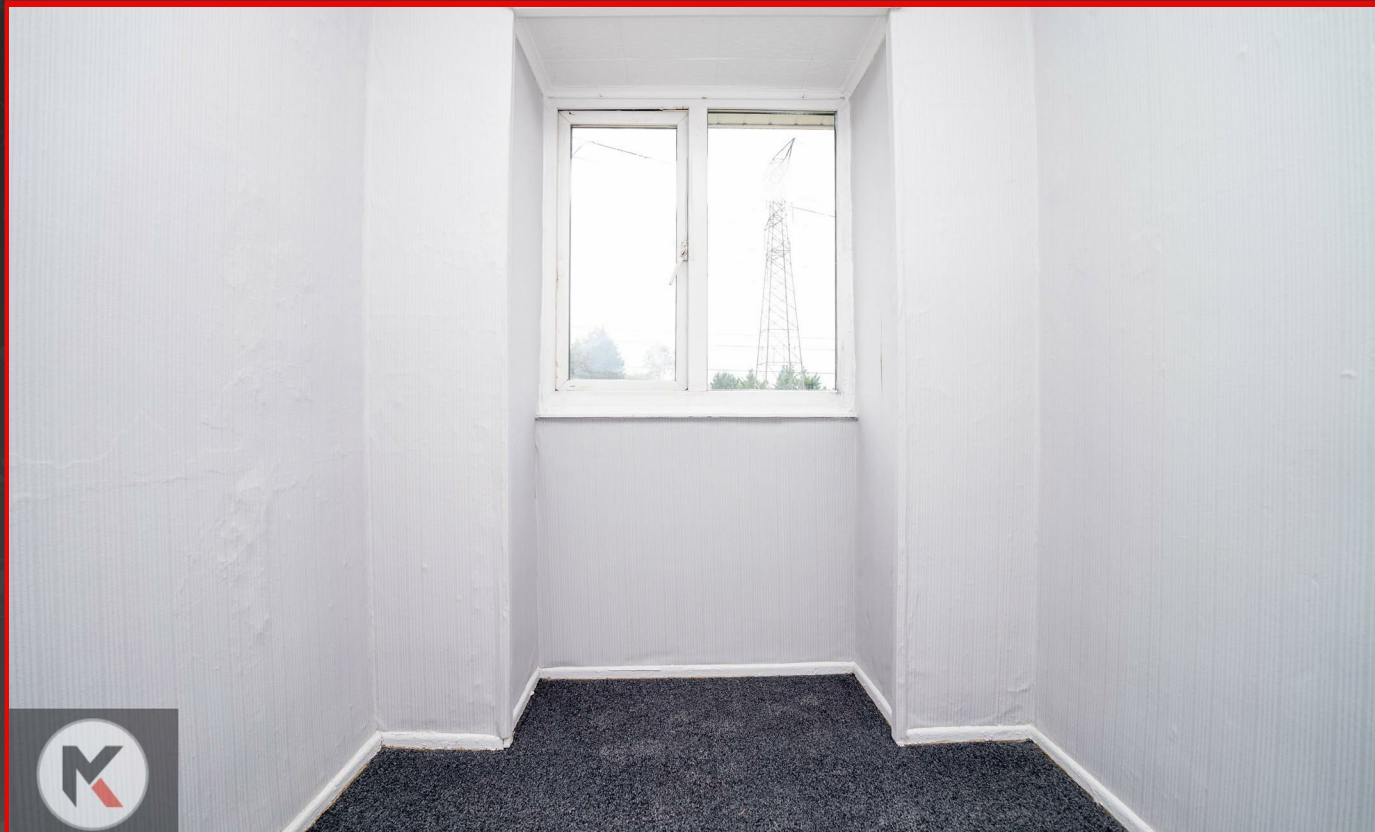
## Directions



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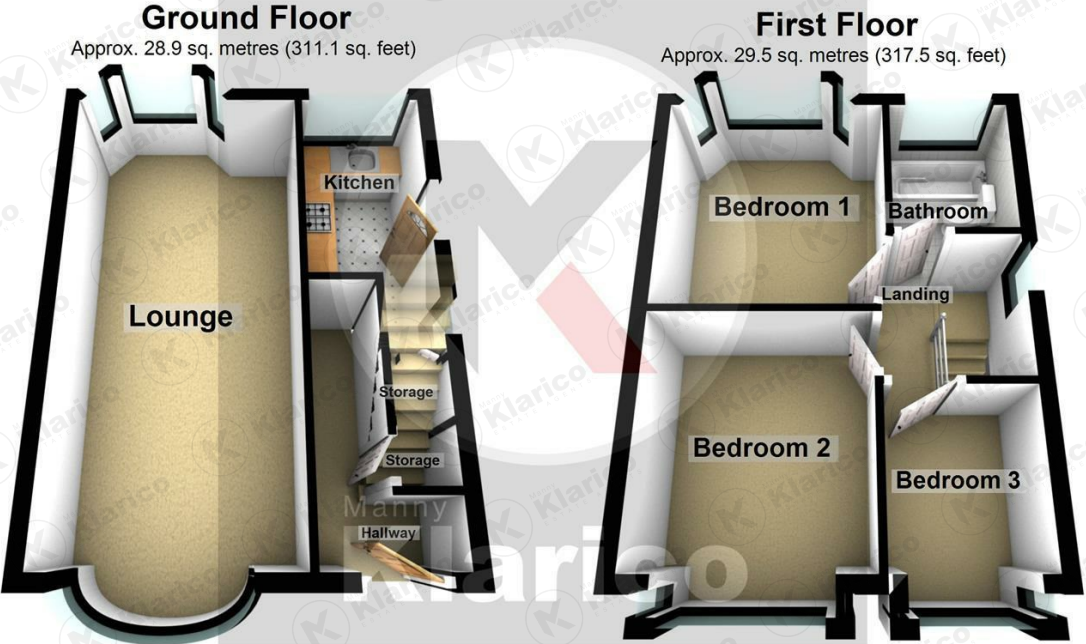
Brandwood Park Road,



Brandwood Park Road,



Manny  
**Klarico**  
ESTATE AGENTS



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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