



Brooking Close, BIRMINGHAM B43 7TY

welcome to

Brooking Close, BIRMINGHAM

MID TERRACETHREE BEDROOMS***LOUNGE***KITCHEN/DINER***CONSERVATORY***OFF ROAD PARKING***OUTBUILDING WITH CLOAKROOM***DOUBLE GLAZING & CENTRAL HEATING***

Note

Council Tax Band: B

Front Garden

Dropped kerb and parking to front.

Entrance Hall

Door and window to front, ceiling light point and radiator.

Lounge

19' 10" x 13' 1" (6.05m x 3.99m)

Double glazed window to rear, two doors to rear, gas fire, spotlights and two radiators.

Kitchen / Diner

12' x 9' 5" (3.66m x 2.87m)

Double glazed window to front, wall and base units with work surfaces over, sink and drainer unit, electric oven, gas hob with extractor over, plumbing for washing machine and dish washer, fridge freezer and spotlights.

Conservatory

9' 6" x 6' 8" (2.90m x 2.03m)

Cupboard, wall light, power and door to garden.





Landing

Spotlights, cupboard and loft access with loft ladder to insulated and part boarded loft space with ceiling light point.

Bedroom One

11' 7" x 10' (3.53m x 3.05m)

Double glazed window to rear, wall mounted central heating boiler, spotlights and radiator.

Bedroom Two

12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed window to front, wardrobe, spotlights and radiator.

Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m)

Double glazed window to front, ceiling light point and radiator.

Bathroom

Double glazed window to rear, bath with shower over, low level WC, wash hand basin, spotlights and radiator.

Rear Garden

Patio area, mainly laid to lawn, fenced surround and outbuilding.

Outbuilding

7' 10" x 7' 10" (2.39m x 2.39m)

Two patio doors leading to garden, ceiling light point, power and door to WC with wash hand basin, low level WC, cupboard and ceiling light.



view this property online shipways.co.uk/Property/GRB109995



welcome to

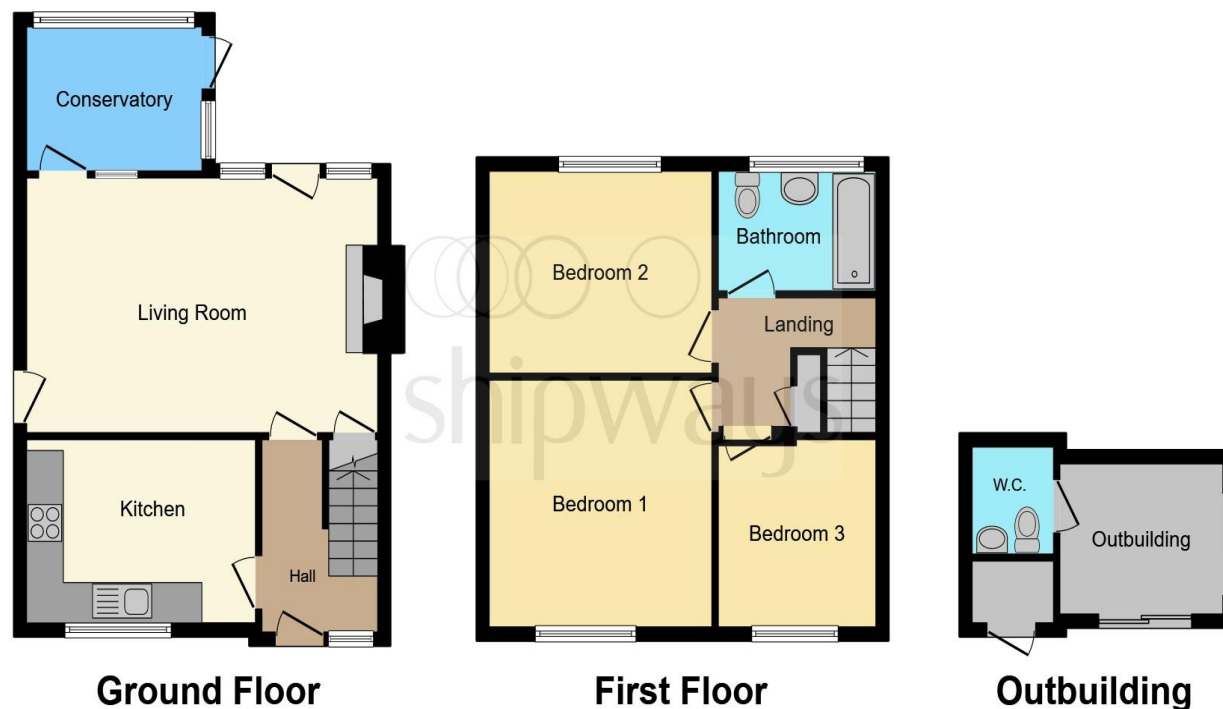
Brooking Close, BIRMINGHAM

- MID TERRACE
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online shipways.co.uk/Property/GRB109995



Property Ref:
GRB109995 - 0007

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.



0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk