



**Brookvale Park Road, Birmingham**  
**Offers Over £190,000**

2 bedroom terraced house for sale | Freehold



IHF PROPERTY

IHF Property Ltd is pleased to present this mid terraced property that is conveniently situated in a popular established residential area, with easy access to local schools, shops and public transport links.

The property features gas central heating and double glazing, includes: an entrance porch, lounge, updated kitchen/diner, landing, two spacious bedrooms, and a family bathroom. The property has been refurbished to a high standard and is perfect to move in straight away!

Council Tax Band: A

Tenure: Freehold

### **Kitchen/diner**

w: 2.82m x l: 4.57m (w: 9' 3" x l: 15' )

The kitchen features modern wall and base units, a roll-top work surface with an inset stainless steel sink, a chrome mixer tap, and a splashback. It includes a stainless steel gas hob, chimney-style extractor, and electric oven. There is space and plumbing for a washing machine, dishwasher, and other appliances, plus a fridge freezer. The kitchen features tiled flooring and a double-glazed window to the rear.

The dining area offers ample space for a table and chairs, a radiator for heating, a double-glazed window to the rear, and an opaque double-glazed door leading to the rear garden.

### **Bedroom 1**

w: 3.15m x l: 5.18m (w: 10' 4" x l: 17' )

Featuring two double-glazed windows at the front, a radiator, a built-in over-stairs storage cupboard, and laminate flooring.

### **Bedroom 2**

w: 2.79m x l: 3.86m (w: 9' 2" x l: 12' 8")

Featuring a double-glazed window overlooking the rear garden, a radiator, and laminate flooring.

### **Bathroom**

Featuring tiled walls and includes a white suite comprises a panelled bathtub with a chrome mixer tap and a shower attachment, an electric shower overhead, a vanity unit with a sink and a storage cupboard beneath, a toilet, a tiled floor, an extractor fan, and an opaque double-glazed window at the rear.

### **Outside**

To the rear is a generously sized, private, enclosed garden. It includes a wide paved patio with a gate leading to the front, a grassy lawn, perimeter fencing, a timber garden shed, a security light, and a cold water tap.

### **Lounge**

w: 3.61m x l: 4.95m (w: 11' 10" x l: 16' 3")

Focal point of the room is a feature chimney breast with wooden fire surround fitted with electric fire, coving, radiator, walk-in double-glazed bay window to front, useful under stairs storage cupboard.

### **Landing**

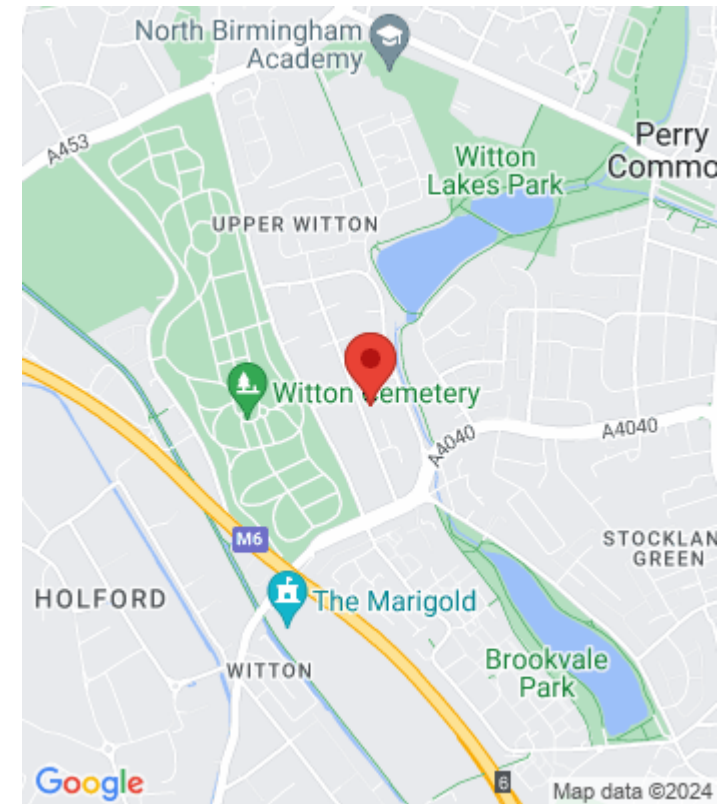
Accessed via a staircase with a balustrade, the landing features access to the loft and includes a built-in linen storage cupboard, and doors leading to:



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/ conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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