



## 2 Brindley Avenue

Birmingham

B16 0QD

Asking Price Of **£500,000**

*Detached Family Home*

*Double Fronted*

*Garage and Driveway*

*Updated Kitchen/Breakfast Room*



## Property Description

**DESCRIPTION** This immaculately presented, four bedroom detached family home is conveniently located within a short few miles of Birmingham City Centre with brilliant transport links.

Upon approach to the property, you are greeted by it's attractive, double fronted corner plot external appearance, with a driveway suitable for multiple cars, useful garage and a lawned area with a pathway leading to the entrance. The brilliant family home is spacious, light and boasts incredible high quality fixtures and fittings inclusive of central heating and double glazing throughout.

Set over two floors, this home briefly comprises of: - A bright and airy spacious hallway with access to all downstairs rooms and a downstairs w/c. On the ground floor there is a useful study, separate lounge with French patio doors leading to the rear garden, large open plan kitchen/diner, fitted with integrated appliances and with door leading to the conservatory.

Back into the hallway, the staircase leads to the first floor which benefits from a master bedroom with an en-suite shower room and three further generous bedrooms. The family bathroom is fitted with a lovely matching white suite, with separate bath and shower, w/c and wash hand basin.

The rear garden is perfect for those looking for greenspace with low maintenance. Enclosed by wooden fencing and built brick walls, with access into the garage and driveway.

**LOCATION** The property is conveniently located on Brindley Avenue which is very well situated with easy access to Hagley Road and links to Birmingham City Centre, the Queen Elizabeth Hospital and is ideally located for the proposed Midland Metropolitan Hospital.

We highly recommends a viewing in order to fully appreciate the accommodation on offer!

**SCHOOLS** Within the area are an array of Ofsted Outstanding private and

## Floor Layout



Total area: approx. 118.6 sq. metres (1276.2 sq. feet)

Total approx. floor area 1,276 sq ft (119 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



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*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*