



£200,000 Offers In Excess Of
Braceby Avenue, Birmingham, B13 0UP
Terraced House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- Three Bedroom Mid Terrace
- Living Room to Rear
- Dining Kitchen
- Downstairs W.C
- Rear Garden
- Ideal for First Time Buyers
- Off Road Parking
- Double Glazing
- Blow Air Heating
- Viewings Recommended

Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this three bedroom mid terrace residence on Braceby Avenue, B13. Viewings Recommended.

Main Particulars

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this three bedroom mid terrace residence on Braceby Avenue, B13. Viewings Recommended.

Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Kings Heath, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

If you are purchasing for investment purposes we feel you would achieve £1000 per calendar month

Full Details:

Nestled within Braceby Avenue, B13, a three-bedroom mid-terrace residence presents an ideal opportunity for first-time buyers or investors.

The ground floor boasts a well-appointed kitchen positioned to the front, offering convenience and functionality. At the rear, the living room provides a comfortable retreat, featuring doors that transition to the outdoor garden space, perfect for alfresco dining. Additionally, a downstairs W.C. and storage area enhance the practicality of the home.

Ascending to the first floor, you'll find three inviting bedrooms, each offering comfortable accommodation for family members or guests. A centrally located shower room completes the layout, ensuring convenience for all residents.

Outside, the property benefits from off-road parking to the front, providing ease of access. Meanwhile, the rear garden offers a private outdoor space.

Tenure:

We are advised that the property is Freehold.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status

of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

BLACK GOLDS

www.blackandgolds.co.uk