



## Shorters Avenue

Birmingham, B14 4BA

**Offers In Excess Of £174,950**

- LARGE 2 BED TOWN HOUSE
- MODERN THROUGHOUT
- SPACIOUS GARDEN WITH PATIO AREA
- OFF ROAD PARKING FOR ONE CAR
- WELL LOOKED AFTER KITCHEN WITH WOODERN FITTINGS
- FOCUS ON ACHIEVING 99% VISIT [LOVEYOURPOSTCODE.COM](http://LOVEYOURPOSTCODE.COM)
- MORE PHOTOS ONLINE AT [LOVEYOURPOSTCODE.COM](http://LOVEYOURPOSTCODE.COM)
- SELLING? CALL US ON 0800 862 0871 FOR YOUR FREE VALUATION

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PERFECT FAMILY HOME!

Shorters Avenue, Warstock is a district within the city of Birmingham, in the southern-most suburbs roughly 1 km east of the A435 and within the ward of Billesley.

The area lies within the B14 postcode and is contiguous with Yardley Wood to the north-east, Solihull Lodge to the south-east and Highter's Heath to the south-west.

LOOKING TO SELL? CALL OUR TEAMS ON 0800 862 0870 FOR YOUR FREE ON OBLIGATION HOME VALUATION.

Enter into this two bed modern town house, through the entrance hall and right into the kitchen. Both with fresh wooden flooring. The kitchen follows on with the modern wooden effect coming included with built in oven. Following down the hallway you will notice a convenient wash closet before entering into the generously sized living room. Open the double patio doors into the garden and step onto the patio area perfect for a sun day in the garden. Open up the canvas tarpaulin and enjoy the garden even on those not so sunny days.

SELLING? CALL US ON 0800 862 0871 FOR YOUR FREE VALUATION?

Leading up to the first floor you will find two double size bedrooms and one family bathroom. All rooms complete with double glazing. The perfect size for first time buyer or a small family, what's not to love.

**Entranced Hall 19x7**

**Living Room 14x13**

**Ground Floor WC 7x4**

**Kitchen/Dining room 8x15**

**Bedroom 1 10x14**

**Bedroom 2 9x12**

**Family Bathroom 7x5**

**Further Information**

**Need a Survey?**

**Property to sell?**

#### Further Information

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

#### Property to Sell?

If in order to purchase this property you wish to sell your existing property, please do not hesitate to contact our multi award winning group on 0121 544 9595 where a member of staff will be pleased to discuss its current market value, our fees and services with you.

