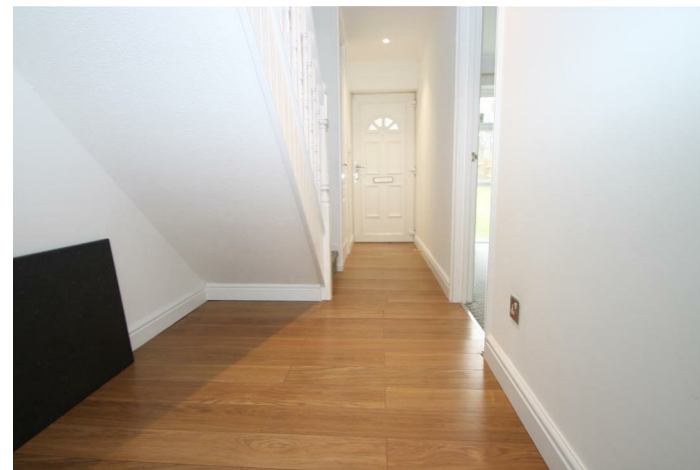


40 Plough Avenue, Birmingham, B32 3TQ



## 40 Plough Avenue, Birmingham



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

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 <https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\* \*\*RENOVATED TO A HIGH STANDARD\*\***

Superbly presented and renovated three bedroom property in this most popular of locations for access to Birmingham city centre and all local amenities. The property briefly comprises: entrance hall, downstairs wc, spacious lounge, refitted kitchen/diner, two double bedrooms and third bedroom/study alongside family bathroom to first floor. The property further benefits from: private rear garden with gated access at the rear (for off road parking) Please note the current seller has applied for a kerb drop and will have the kerb dropped on completion.), front garden and gas central heating. EARLY VIEWING HIGHLY RECOMMENDED. IDEAL FOR FIRST TIME BUYERS AND LANDLORDS. EPC: C

**Hicks Hadley**

**Offers Over £185,000 - Freehold**



#### Entrance Hall

With spotlights, stairs to first floor and doors into:

#### Downstairs WC

With low flush wc, corner wash hand basin, splash back tiling and obscured window to front elevation.

#### Spacious Lounge 15'9 x 10' (4.80m x 3.05m)

With central heating radiator and double glazed window to front elevation.

#### Refitted Kitchen/Diner 16'3 x 9'10 (4.95m x 3.00m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, integrated gas hob, extractor chimney over, plumbing for dishwasher, automatic washing machine, central heating radiator, double glazed window to rear elevation and obscured double glazed door into garden.

#### Landing

With loft hatch and doors into:

#### Bedroom One 13'3 x 10'1 (4.04m x 3.07m)

With central heating radiator and double glazed window to rear elevation.

#### Bedroom Two 12'3 x 10'1 (3.73m x 3.07m)

With central heating radiator and double glazed window to front elevation.

#### Bedroom Three/ Study 6'9 x 6' (2.06m x 1.83m)

With central heating radiator and double glazed window to rear elevation.

#### Family Bathroom 8'8 x 5'8 (max) (2.64m x 1.73m (max))

Having suite to include panel bath, wall mounted shower over, shower screen, low flush wc, pedestal wash hand basin, ceramic tiling, heated towel rail, cupboard housing Worcester boiler and obscured double glazed window to front elevation.

#### Outside

Front: With low level wall and gate to front border, pathway to front door with lawn on either side.

Rear: With paved patio area, lawn leading to further patio area with gated access from the rear.



#### Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

#### COUNCIL TAX BAND: A

All main services are connected.

Broadband/Mobile coverage- please check on link-  
[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
EPC:C

#### Vendor Note

Please note the current owner has applied for the Kerb to be dropped and this will be done on completion

