



## **2 Mercer Avenue, Birmingham, B46 1NQ**

### **£390,000**

This extremely well presented victorian end terrace briefly comprises porch, two reception rooms, fully fitted kitchen with island, utility area, downstairs W/C, study area, four bedrooms ( master having ensuite ) and shower room. There is an enclosed rear garden and a block paved driveway to the front. Call Now To VIEW !



## Approach

Block paved driveway to front providing parking



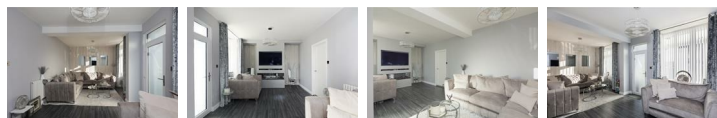
## Porch

Double glazed door to front and double glazed windows to front and side.

## Lounge

16'4" x 22'1" (4.99m x 6.74)

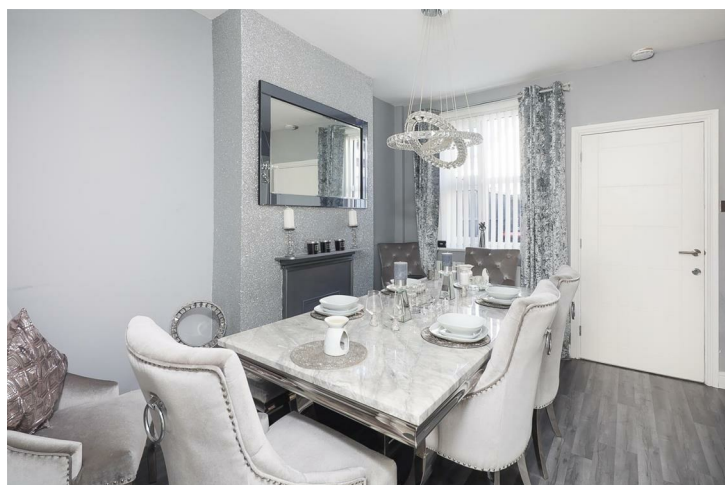
Two double glazed windows to front, media wall with electric fire, radiator and two ceiling light point.



## Dining Room

15'4" x 12'4" (4.69 x 3.77)

Double glazed window to rear, original fire place, radiator and ceiling light point.



## Kitchen/Diner

Having a range of wall, base and drawer units, sink unit with drainer and mixer tap, two self cleaning ovens, electric hob, dishwasher, wine cooler, island with seating area, radiator, ceiling light point and spotlights to ceiling.



## Utility Area

Base units, radiator and ceiling light point.



## Downstairs W/C

Low Level W/C and ceiling light point.

## Landing

Ceiling light point.

## Bedroom Two

10'2" x 12'0" (3.11 x 3.68)

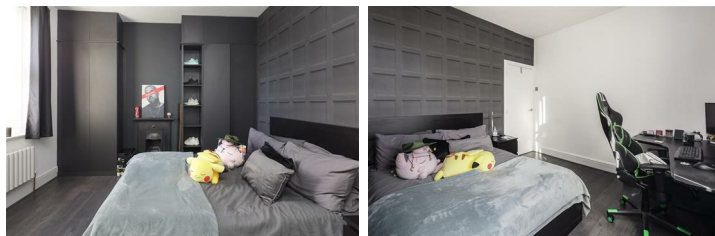
Double glazed window to front, radiator and ceiling light point.



## Bedroom Three

11'10" x 11'8" (3.62 x 3.57)

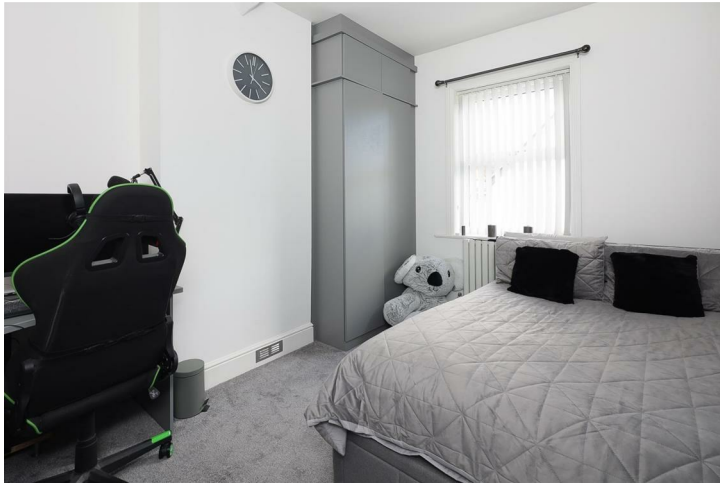
Double glazed window to rear, radiator and ceiling light point.



## Bedroom Four

15'10" x 9'1" (4.83 x 2.77)

Double glazed window to front, radiator and ceiling light point.



### Shower Room

Double glazed window to front, shower cubicle, low level w/c, wash hand basin and spotlights to ceiling.



### Master Bedroom

18'0" x 12'9" (5.49 x 3.9)

Double glazed window to front, radiator and ceiling light point.



### Ensuite

Sky light to ceiling, freestanding bath, shower cubicle, low level w/c, wash hand basin, radiator and spotlights to ceiling.



### Rear Garden

Low maintenance rear garden, enclosed to neighbouring boundaries.



### Further Information

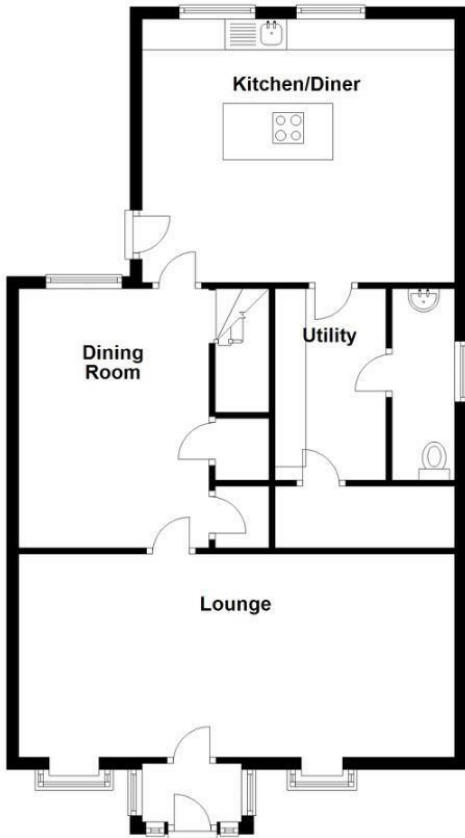
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

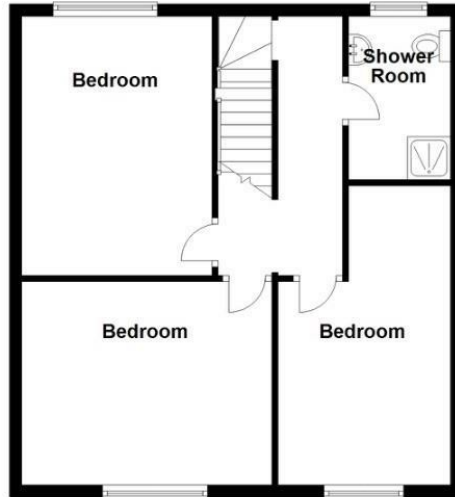
Council Tax Band - B  
EPC Rating -



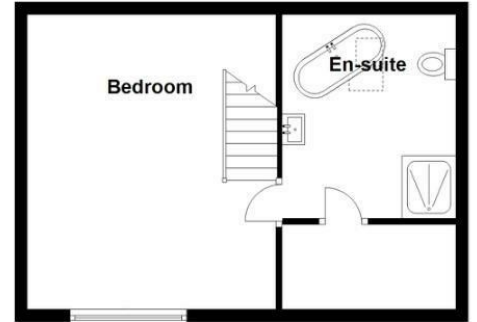
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 165.7 sq. metres (1783.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	82
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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