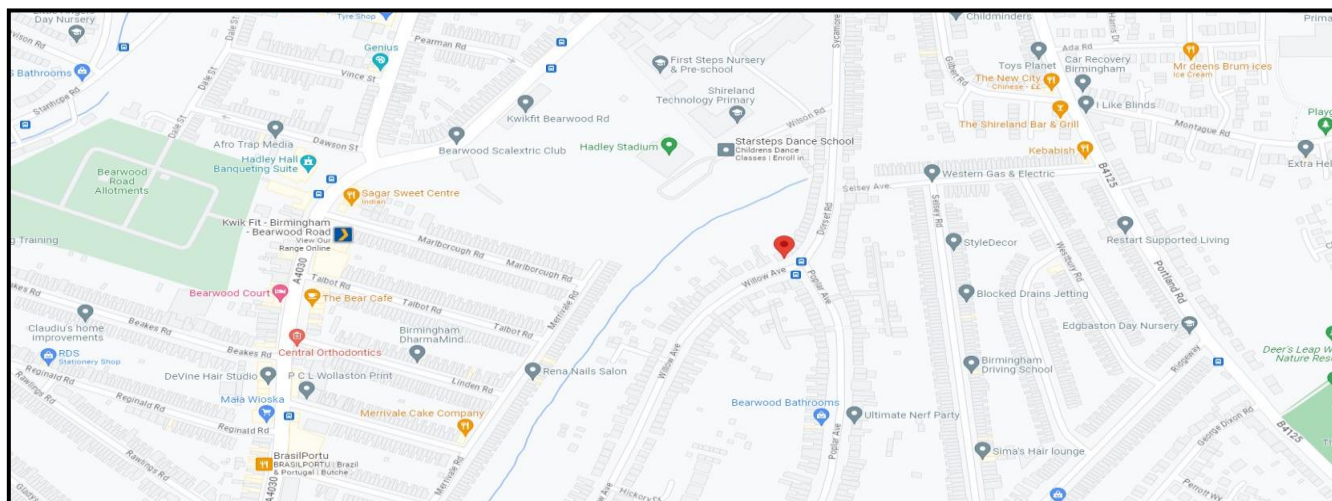
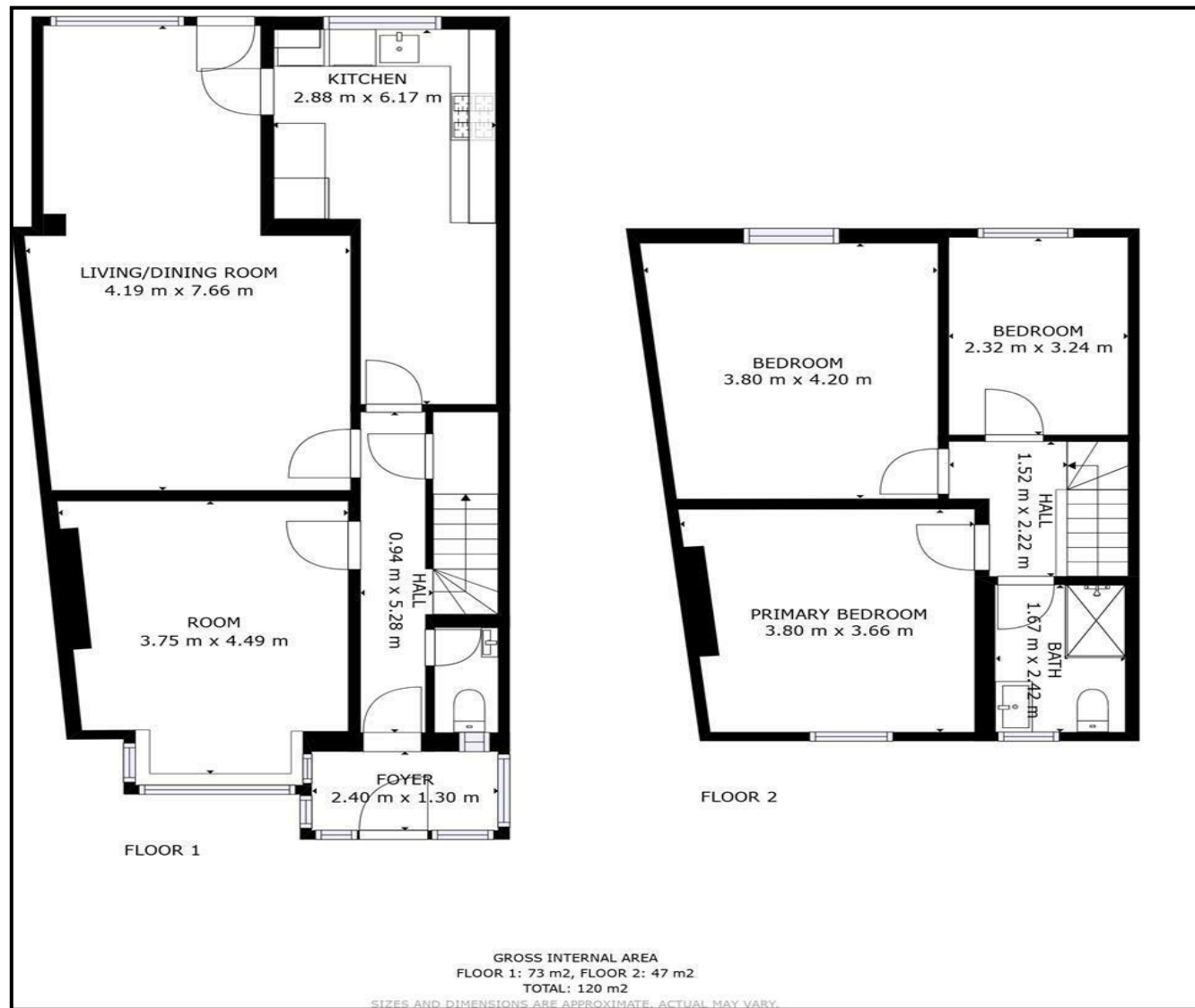


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
 T: 0121 544 4554 E: info@innovate-ea.co.uk



Willow Avenue, Birmingham, West Midlands, B17 8HH

£330,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are delighted to present this THREE BEDROOM END OF TERRACE PROPERTY situated in Edgbaston, Birmingham! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, front entrance porch, entrance hallway, guest W/C, FITTED KITCHEN, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to Birmingham City Centre, a range of day to day amenities, educational facilities and transport links such as Shireland Collegiate Academy, Lordwood Boys School, Lordwood Girls' School and Sixth Form Centre, Aldi Supermarket and M5 (Junction 3). EPC Rating: D. Council Tax Band: B. Admin Fees May Apply.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plascom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Plascom One Ltd trading as Innovate Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.



- Approach** The property is approached via a block paved front driveway allowing off road parking leading to front entrance porch door and side gate providing access to rear garden.
- Front Entrance Porch** Having ceiling light point and door leading into entrance hallway.
- Entrance Hallway** Having ceiling spotlights, power points, gas central heating radiator, doors leading into reception room one, reception room two, fitted kitchen, guest W/C, understairs storage cupboard and stairs rising to first floor landing.
- Guest W/C** Having ceiling light point, gas central heated towel radiator, obscure double glazed window to front, low level W/C, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.
- Reception Room One** 12' 4" x 14' 9" (3.75m x 4.49m) Having ceiling spotlights, power points, gas central heating radiator, double glazed bay window to front elevation and fitted wardrobe/cupboards.
- Reception Room Two** 13' 9" x 25' 2" (4.19m x 7.66m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to rear elevation and door leading to rear garden.
- Fitted Kitchen** 9' 5" x 20' 3" (2.88m x 6.17m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above, integrated Hotpoint electric oven, plumbing for washing machine, space for fridge/freezer, tiling to walls and floor, dining area and door leading to reception room two.
- First Floor Landing** Having ceiling light point, power points, access to loft space and doors leading into all bedrooms and family bathroom.
- Bedroom One** 12' 6" x 12' 0" (3.80m x 3.66m) Having ceiling light point, power points, gas central heating radiator, fitted wardrobes and double glazed window to front elevation.
- Bedroom Two** 12' 6" x 13' 9" (3.80m x 4.20m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
- Bedroom Three** 7' 7" x 10' 8" (2.32m x 3.24m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
- Family Bathroom** 5' 6" x 7' 11" (1.67m x 2.42m) Having ceiling light point, gas central heated towel radiator, obscure double glazed window to front elevation, bathroom suite comprises of built in shower cubicle with shower head attachment, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.
- Rear Garden** The rear of the property comprises of patio area laid to lawned area and fencing to its perimeters.