

Avondale Road,



E

£210,000

## Avondale Road,

- 2 Reception Rooms
- Double Glazing
- Garden
- Ideal Family Home
- 3 Bedrooms
- Gas Central Heating
- Well Maintained
- Ideal for First Time Buyers

**Tenure: Freehold**  
**Council Tax Band: A**

Welcome to Avondale Road, Birmingham - a charming location that could be the perfect setting for your new home! This delightful mid-terrace house boasts not only a generous 928 sq ft of living space but also offers a fantastic layout with 3 bedrooms and 2 impressive reception rooms.

Imagine coming home to a property that not only provides ample space for your family but also offers a cosy atmosphere with its well-designed layout. The 2 reception rooms are perfect for entertaining guests or simply relaxing with your loved ones.

With a lovely garden, you can enjoy the outdoors right at your doorstep. Whether it's a morning coffee or a weekend barbecue, this outdoor space is sure to be a delightful retreat. Additionally, the convenience of on-road parking ensures that you never have to worry about finding a spot for your vehicle.

This property on Avondale Road truly offers a wonderful opportunity to create a warm and inviting home for you and your family. Don't miss out on the chance to make this charming house your own!

### Lounge

3.70 x 3.30 (12'1" x 10'9")

Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Dining Room

3.60 x 3.30 (11'9" x 10'9")

Double glazed window to rear, laminate flooring, chimney breast, ceiling light, skirting, wall mounted radiator

### Kitchen

2.80 x 2.40 (9'2" x 7'10")

Double glazed window to side, tile flooring, tiled walls, ceiling lights, storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap

### Bathroom

2.40 x 2.15 (7'10" x 7'0")

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail, extractor fan.

### Bedroom1

4.30 x 3.60 (14'1" x 11'9")

Double glazed windows to front, carpet, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

3.70 x 2.30 (12'1" x 7'6")

Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light

### Bedroom 3

3.00 x 2.40 (9'10" x 7'10")

Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light

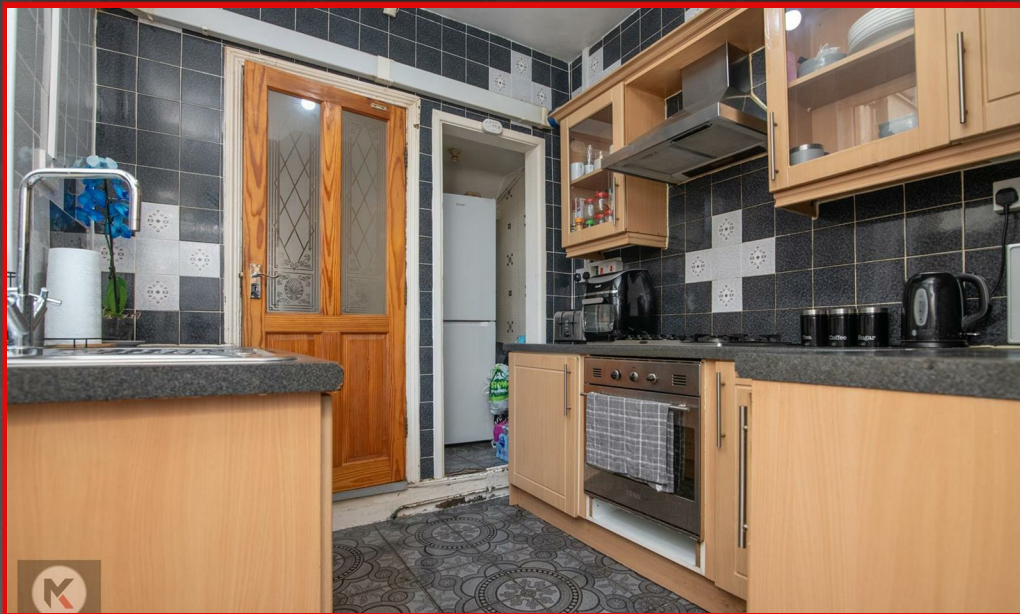
### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area

## Directions



Avondale Road,



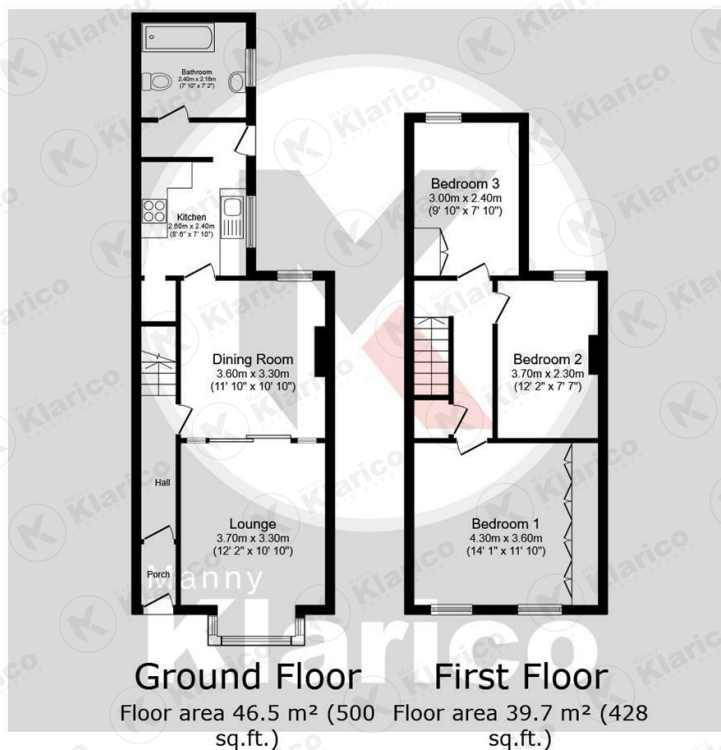
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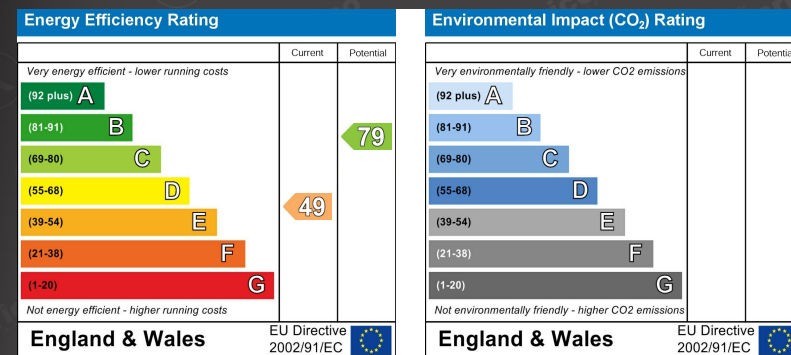


Manny  
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TOTAL: 86.2 m<sup>2</sup> (928 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or



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