

Avondale Road,



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Offers Over £180,000

Nestled on the charming Avondale Road in Birmingham, this delightful mid-terrace house offers a perfect blend of comfort and style. Spanning an impressive 771 square feet, the property boasts well-lit rooms that create a warm and inviting atmosphere throughout.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The natural light that floods these rooms enhances their appeal, making them perfect for family gatherings or quiet evenings in.

The house features three generously sized bedrooms, providing ample space for a growing family or those seeking a home office. Each bedroom is designed to be a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The newly renovated bathroom adds a touch of modern elegance, offering a fresh and stylish space for your daily routines.

Outside, the property boasts a good-sized garden, a rare find in urban settings. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil environment.

In summary, this charming mid-terrace house on Avondale Road is an excellent opportunity for those seeking a comfortable family home in Birmingham. With its well-lit rooms, two reception areas, three bedrooms, and a lovely garden, it is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful property your own.





## Avondale Road,

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

### Reception Room

11'1" x 11'3" (3.37m x 3.42m)

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

### Living Room

11'5" x 11'3" (3.47m x 3.42m)

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

### Kitchen

11'5" x 5'11" (3.48m x 1.80m)

Double glazed window to rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap

### Bathroom

7'1" x 5'11" (2.16m x 1.80m)

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, heated towel rail, extractor fan

### Bedroom 1

10'11" x 11'3" (3.33m x 3.42m)

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

### Bedroom 2

11'6" x 11'3" (3.50m x 3.42m)

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

### Bedroom 3

11'7" x 5'11" (3.53m x 1.80m)

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

### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, Hedge shrubs

## Directions





## Avondale Road,





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Total area: approx. 71.6 sq. metres (770.6 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.



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