



**61 Shorters Avenue**  
, Birmingham, B14 4BA  
**Asking price £240,000**





## 61 Shorters Avenue

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ChangeHomes are delighted to offer this immaculately presented 2 bedroom property to the market. Perfect for first time buyers, downsizers or investors, the new owners of this property will benefit from the meticulous care and attention to detail exerted from the current owner. With a near new incredibly high specification kitchen and family bathroom, this property simply must be viewed to be fully appreciated.

Upon entry, you are immediately greeted with a huge sense of space, with high ceilings throughout. All accommodation is sprawling out in front of you, first with the kitchen on the right hand side. This space looks almost untouched, comes with fitted with integrated appliances, including a dishwasher and full length fridge freezer, and has a fantastic contemporary feel throughout. With ample space for a dining table / breakfast bar, this room is fantastically proportioned for family living. Back through the spacious hallway, a convenient downstairs W/C and sink also accommodates a full size washer and drier. To the rear of the ground floor is a fantastically sized lounge, flooded with natural light from the south facing garden beyond.

The incredibly well maintained stairs lead you up to the landing which, again, has an incredibly clean and sleek feel. The second bedroom is a good sized double, with fitted cupboard space which conveniently has the loft hatch hidden away within. The loft is boarded, with an extremely large apex with an opportunity for conversion, STP. Back through and spanning off from the landing is the main family bathroom, tastefully decorated and including a shower over bath (still under warranty) and sink concluding the 3 piece suite. The master bedroom yet again enjoys the natural light on offer and is a huge space overall.

Externally, a private sun trap garden has been adored by my vendors, as well as private allocated parking to the front. A communal green space is also enjoyed with views over the canal beyond.

### Hallway

19'0" x 6'11" (5.8 x 2.13)

### Kitchen

8'0" x 15'0" (2.45 x 4.58)

### Lounge

14'1" x 12'11" (4.3 x 3.96)

### W/C / Utility

7'0" x 4'0" (2.15 x 1.22)

### Bedroom 2

10'0" x 14'0" (3.06 x 4.28)

### Master Bedroom

10'0" x 14'0" (3.06 x 4.28)

### Family Bathroom

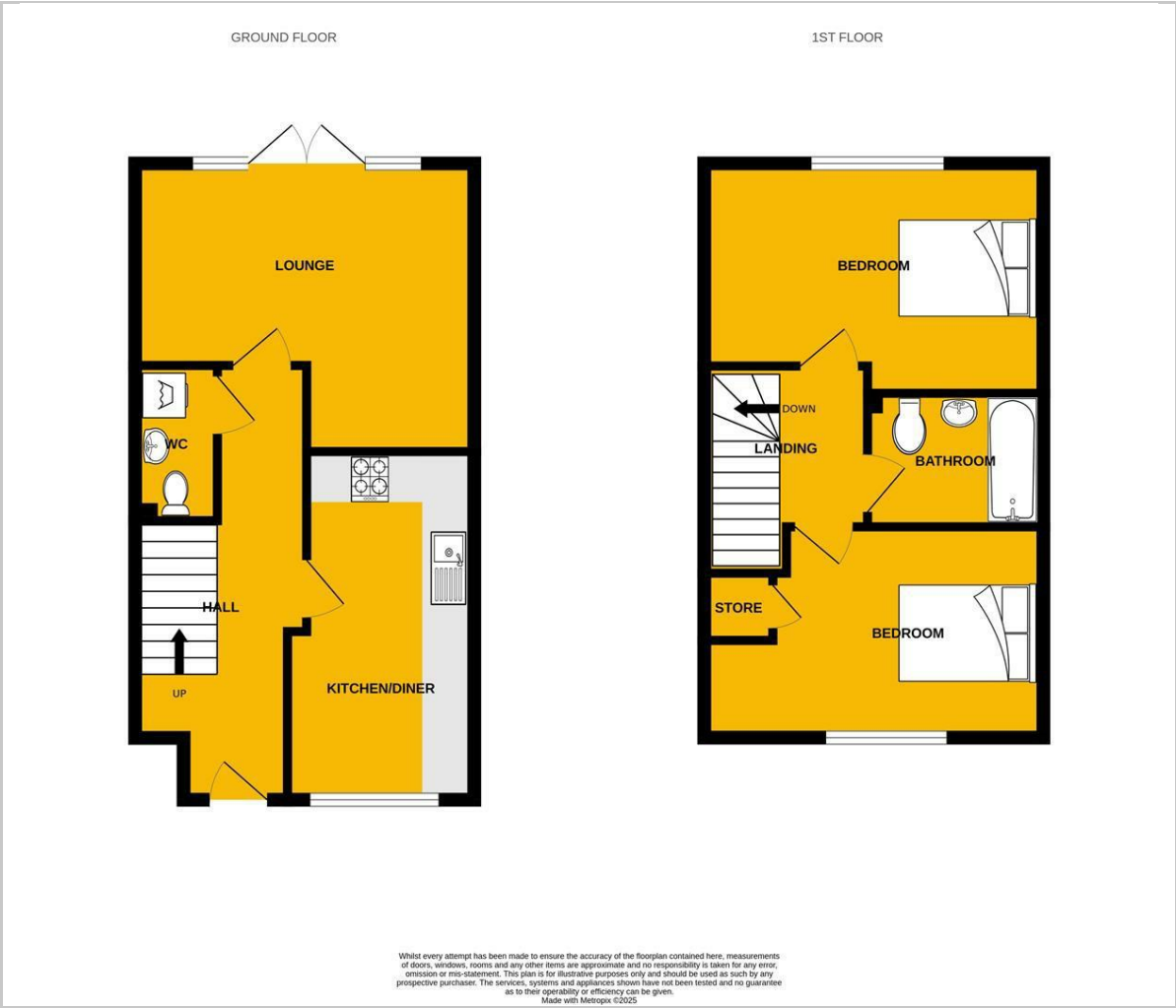
7'0" x 4'11" (2.15 x 1.52)







Floor Plan

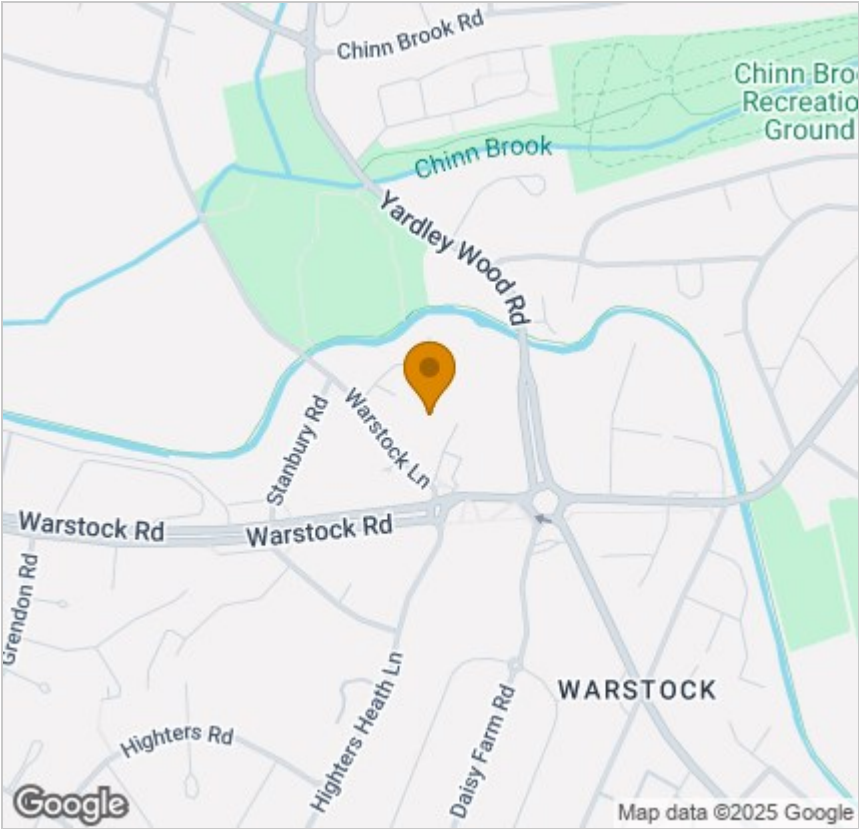


Viewing

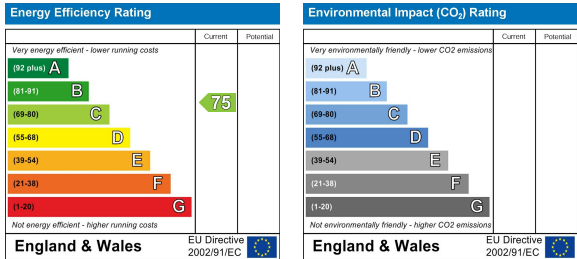
Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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