



**63 Shorters Avenue**

, Birmingham, B14 4BA

**Offers in excess of £210,000**





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A superb proposition for a first time buyer to move in and make this property their own. With 2 x generously proportioned double bedrooms, a private garden and spacious accommodation throughout, this home is quietly positioned at the end of a cul-de-sac and enjoys private allocated parking. Available now and with no chain, the home briefly comprises:

Upon entry you are greeted by a large hallway giving you a fantastic feel for space with all accommodation sprawling out in front of you. The kitchen is on the left and fronts the property, with a large window allowing in natural light. The kitchen currently benefits from a fitted gas hob, oven, cupboard space a good amount of worktop space. There is plumbing for a washer drier and ample space to accommodate a breakfast bar.

Back through to the hallway, a convenient downstairs W/C is found beneath the stairs before stepping through to the large lounge space. This is a great space and leads out to the garden via the double doors to the rear, with more natural light coming in from 2 x further windows.

Stairs lead you up to the landing, where two large double bedrooms can be found either side. Being genuine doubles allows room for fitted wardrobes and other furniture, subject to buyers requirements. The main family bathroom is a convenient 3 piece suite, with a shower over bath, toilet and sink. There is also a loft with fitted ladder.

Externally, a private sun trap garden has convenient rear access leading around to the front of the property where the private allocated parking space can be found. A communal green space is also enjoyed with views over the canal beyond.

The property would benefit from cosmetic refurbishment throughout however has been priced with this in mind. Medial works such as fresh paint will no doubt give this home a new lease of life and we urge any interested party to book their private viewing appointment via ChangeHomes.

**Kitchen**  
7'9" x 15'3" (2.38 x 4.66)

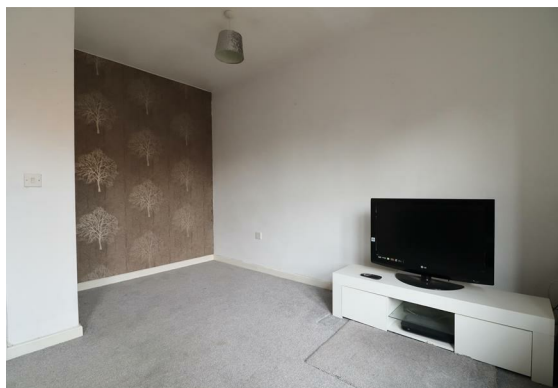
**W/C**  
3'3" x 6'6" (1 x 2)

**Lounge**  
14'5" x 12'3" (4.4 x 3.74)

**Bathroom**  
5'6" x 7'2" (1.7 x 2.19)

**Master bedroom**  
9'8" x 14'4" (2.97 x 4.39)

**Bedroom 2**  
8'6" x 14'4" (2.61 x 4.39)







Floor Plan



Viewing

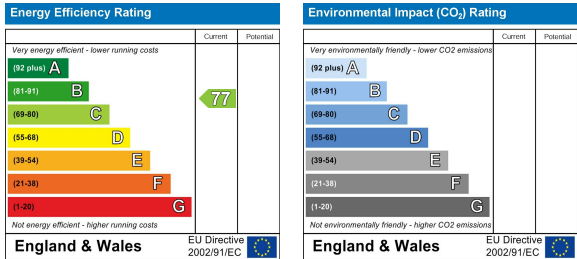
Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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