



## 3 Pinewall Avenue

Kings Norton, Birmingham, B38 9AE

Offers Over £230,000



**\*THREE BEDROOM HOME IN QUIET CUL-DE-SAC!\* Tucked away in this quiet cul-de-sac is this three bedroom semi detached home which offers excellent space throughout and the added bonus of a rear garage. Ideally placed for access to all of the nearby places of interest including Kings Norton's historic village green, via the nearby motorway and rail networks, parks and canals and also the local schools. The accommodation on offer briefly comprises; driveway, porch, hallway, living dining room, kitchen, rear garden and rear garage. To the first floor there are three bedrooms and bathroom. EPC Rating C . To book your viewing please call our Kings Norton team.**



#### Approach

Block paved driveway

#### Entrance Porch

Double glazed windows to both sides, wooden front door opening;

#### Entrance Hallway

Stairwell to first floor, dado rail and door to;

#### Lounge Dining Area

7'6" (min) / 12'11" (max) x 25'9" (max) (2.306 (min) / 3.945 (max) x 7.866 (max))

Double glazed window to the front aspect, dado rail, wooden fireplace surround with marble back and hearth with feature firewood inset, double glazed French door to the rear garden, door to side opening to;

#### Kitchen

9'8" x 8'3" (2.964 x 2.536)

Double glazed window to the rear, double glazed UPVC door to the rear, a range of wall mounted and base units with roll top work surfaces over incorporating stainless steel sink and drainer unit, electric oven, gas hob with stainless splash back and stainless steel extractor canopy, breakfast bar, lino flooring and an understairs storage cupboard;

#### Landing

Double glazed obscured window to the side, loft access point, dado rail, storage cupboard housing boiler, and doors to;

#### Bedroom One

9'7" x 13'11" (2.943 x 4.250)

Double glazed window to the front and a radiator;

#### Bedroom Two

8'6" x 11'6" (2.616 x 3.530)

Double glazed window to the rear aspect and a radiator;

#### Bedroom Three

6'2" x 10'10" (1.892 x 3.323)

Double glazed window to the front aspect and a radiator;

#### Bathroom

7'2" x 5'8" (2.201 x 1.737)

Double glazed obscured window to the rear aspect, pedestal wash hand basin, low level w/c, tiled bath with an electric shower unit over, partly tiled walls and a lino flooring;

#### Garden

Paved patio, laid mainly to lawn, paved pathway leading to a door which opens to a rear garage, side gate leading to front driveway.

#### Garage

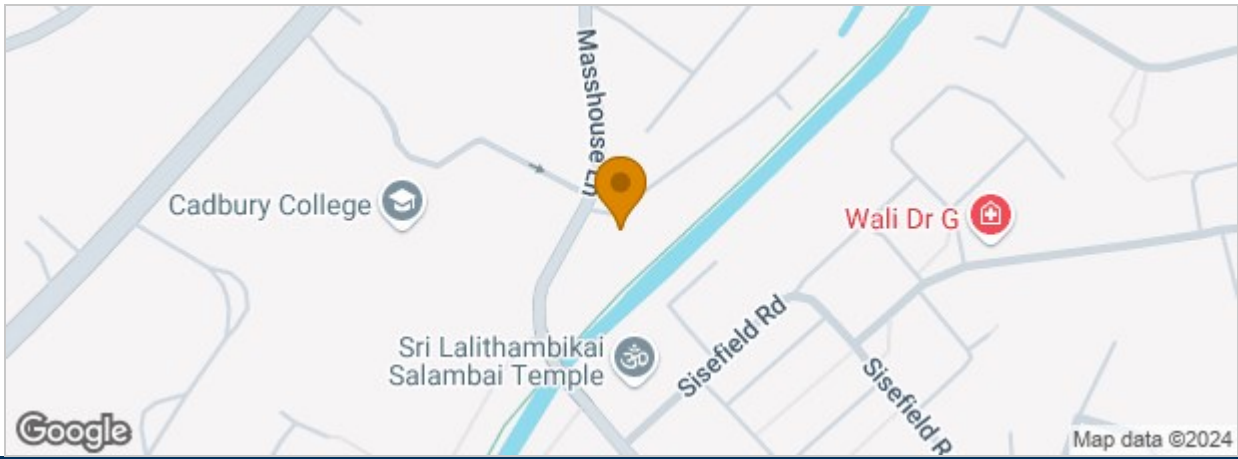
8'5" x 16'9" (2.582 x 5.115)

Up and over door to the front;

#### Tenure

We understand the property is freehold (subject to confirmation from the Vendor Solicitors).





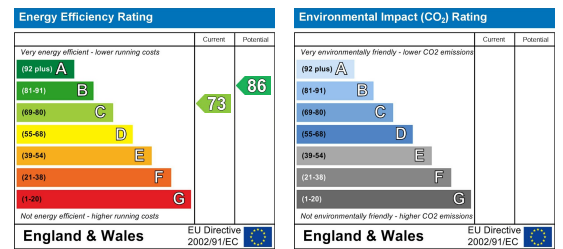
## Floor Plan



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.