

for sale

offers over **£190,000**



## Clarence Avenue BIRMINGHAM B21 0EB

Situated on a peaceful pedestrian walkway off the cul-de-sac of Clarence Avenue is this spacious, light and airy three bedroom family home. Recently redecorated throughout, it offers a modern kitchen and bathroom as well a two reception rooms and would be a fantastic purchase for anyone.





# Clarence Avenue BIRMINGHAM B21 0EB

## Lounge

11' 3" x 11' 2" into recess ( 3.43m x 3.40m into recess )  
Main front door leading into the property, bay window to front, gas fire, laminated flooring and door to dining room.

## Dining Room

11' 7" x 11' 2" into recess ( 3.53m x 3.40m into recess )  
Having window to rear, stairs to first floor, laminated flooring and doors to lounge and kitchen.

## Kitchen

8' 10" x 6' 6" ( 2.69m x 1.98m )  
Fully fitted kitchen with a range of light grey high gloss wall and base units with work surfaces over and splash back tiling, one bowl stainless steel sink and drainer, gas cooker point, wall mounted combi boiler, window to side, tiled flooring and doors to

lobby and dining room.

## Lobby

Storage cupboard and door to rear garden.

## Bathroom

Fitted panel bath with mixer tap over and electric shower over, wash hand basin with under storage, low level WC, fully tiled, radiator and extractor fan.

## First Floor Landing

Stairs rising from dining room and door to;



## Bedroom One

13' into recess x 11' 7" ( 3.96m into recess x 3.53m )  
Having window to front, radiator and door to landing.

## Bedroom Two

11' 8" x 6' 10" ( 3.56m x 2.08m )  
Having window to rear, storage cupboard and radiator.

## Bedroom Three

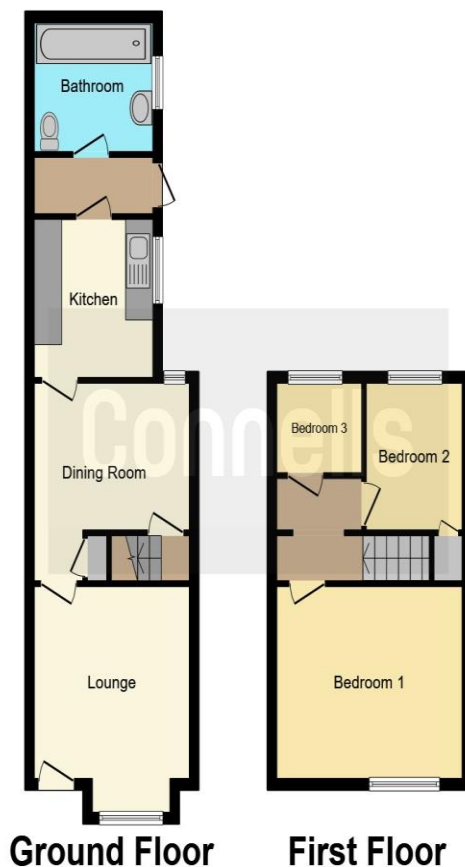
8' 4" x 5' 10" ( 2.54m x 1.78m )  
Having window to rear and radiator.

## Rear Garden

Concrete patio yard with gate leading to shared access. Shared access open up tap a slabbed patio area.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref: WBW308854 - 0007

**Tenure:** Freehold

**EPC Rating:** D

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