

for sale

offers in the region of **£175,000** Freehold



Southfield Avenue Edgbaston Birmingham B16 0JN

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Property Details

Ground Floor

Reception Room One 11' 5" x 11' 8" (3.48m x 3.56m)

Having a double-glazed window to the front aspect, original fireplace, natural wood floor, ceiling light point, and radiator.

Reception Room Two 12' 1" x 9' 2" (3.68m x 2.79m)

Having a double-glazed window to the rear aspect, laminate flooring, ceiling light point, storage cupboard, and radiator.

Kitchen 11' 5" x 6' 2" (3.48m x 1.88m)

Fitted kitchen with range of wall and base units, sink with drainer, double-glazed window to side aspect, door leading out to rear garden, plumbing for washing machine, tiled floor, part tiled walls, ceiling light point, and radiator.

First Floor

Landing

Having a ceiling light point, radiator, and access unto;

Bedroom One 11' 5" x 11' 8" (3.48m x 3.56m)

Having two double-glazed windows to the front aspect, natural wood floor, ceiling light point, and radiator.

Bedroom Two 12' 1" x 9' 2" (3.68m x 2.79m)

Having a double-glazed window to the rear aspect, natural wood floor, ceiling light point, storage cupboard and radiator.

Bathroom 11' 5" x 6' 2" (3.48m x 1.88m)

Having an obscured double-glazed window to the rear aspect, tiled floor, part tiled walls, bath, hand wash basin, W.C, ceiling light point and radiator.





To view this property please contact Connells on

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SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: E

Property Ref: BEA311573 - 0004

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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