

For Sale

£375,000 Freehold



Willow Avenue Birmingham B17 8HG

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- Energy Rating: D
- THROGH LOUNGE
- OFF STREET PARKING
- FITTED KITCHEN
- THREE BEDROOMS

Willow Avenue is well positioned in a popular part of Edgbaston, close to Bearwood High Street, making it an ideal location for both families and professionals. The area is known for its strong community feel, excellent transport links into Birmingham city centre, and a variety of local amenities.

Families are particularly well served by the local schooling, with Bearwood Primary School and St Gregory's Catholic Primary School nearby, alongside secondary options such as Lordswood Boys' and Lordswood Girls' Schools. George Dixon Academy and Shireland Collegiate Academy also provide further highly regarded choices within easy reach, giving plenty of options for different age groups.

Bearwood Road itself offers a bustling high street with a wide selection of independent shops, supermarkets, cafés, and restaurants, catering for everyday needs as well as leisure. There are also a number of well-used bus routes running from here into Birmingham, Harborne, and further afield, ensuring excellent connectivity.

The open spaces of Warley Woods and Lightwoods Park are just a short walk away, providing opportunities for walking, sports, and community events throughout the year.

Altogether, Willow Avenue combines a convenient Edgbaston setting with access to excellent schools, strong transport links, and the full range of amenities Bearwood Road has to offer, making it a fantastic choice for a variety of buyers.





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

To view this property please contact Connells on

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122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA312449 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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