

for sale

**£230,000** Freehold



## Bryndale Avenue Birmingham B14 6NQ

### Public Notice

Address: 69 Bryndale Avenue,  
Birmingham, B14 6NQ

We are acting in the sale of the above property and have received an offer of £235,000.

- Energy Rating: C
- NO UPWARD CHAIN
- SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN DINER, UTILITY, GUEST W.C. CONSERVATORY

# Property Details

## Entrance Hall

Door to the front, wall mounted radiator, double glazed window to the side, stairs rising to the first floor landing, storage cupboard and doors to

## Lounge 14' 2" x 11' 8" ( 4.32m x 3.56m )

Double glazed bow window to the front and wall mounted radiator

## Kitchen Diner 20' 7" x 9' 5" Max into recess ( 6.27m x 2.87m Max into recess )

Double glazed windows to the side and into the conservatory, double glazed French doors into the conservatory, a range of wall and base units incorporating a double bowl Belfast sink, wall mounted radiator and door to

## Utility

Double glazed window to the side, space for a washing machine and tumble dryer, wall mounted radiator and door to

## Guest W.C

Double glazed window to the rear, low level W.C and hand wash basin with vanity

## Conservatory 13' x 11' 9" ( 3.96m x 3.58m )

Double glazed windows to the side and rear, double glazed French doors to the rear and wall mounted radiator

## First Floor Landing

Double glazed window to the side, loft access and doors to

## Bedroom 1 12' 4" x 11' To the wardrobe ( 3.76m x 3.35m To the wardrobe )

Two double glazed windows to the front, built in wardrobe and wall mounted radiator

## Bedroom 2 12' 4" x 8' ( 3.76m x 2.44m )

Double glazed window to the rear, wall mounted radiator and storage

## Bedroom 3 8' 4" x 7' 11" ( 2.54m x 2.41m )

Double glazed window to the front and wall mounted radiator

## Family Bathroom

Double glazed window to the rear, bath with over bath mixer

shower, low level w.c, hand wash basin and wall mounted radiator

## Externally

To the front is off road parking for multiple vehicles and to the rear is a garden with paved and decked patio area and lawn. The property also has a garage (NOT MEASURED)





To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

**Tenure: Freehold**

**EPC Rating: C**

Property Ref: KTH309922 - 0009

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](http://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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)