



**Darley Avenue, Birmingham B34 6JN**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Darley Avenue, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* FANTASTIC OPPORTUNITY \*\*\* CORNER PLOT \*\*\* THREE BEDROOMS \*\*\* LOUNGE DINER \*\*\* KITCHEN \*\*\* HUGE FRONTAGE \*\*\* REAR GARDEN \*\*\* FAMILY BATHROOM \*\*\* UTILITY ROOM \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* CALL SHIPWAYS TO VIEW \*\*\*



## Approach

Driveway, gate and path.

## Entrance Porch

Door to hall and ceiling light point.

## Entrance Hall

Ceiling light point, radiator, storage cupboard and double-glazed window to front.

## Lounge

23' Max x 11' 11" ( 7.01m Max x 3.63m )

Double glazed window to rear, two ceiling light points, radiator and double-glazed sliding doors to garden.

## Kitchen

14' x 8' ( 4.27m x 2.44m )

Double glazed window to front, steel sink and drainer, boiler on wall, space for appliances, radiator, ceiling light point, wall and base units roll top work surfaces and door to utility.

## Utility Room

20' x 8' ( 6.10m x 2.44m )

Double glazing to side and rear double-glazed doors to front and rear.

## Landing

Double glazed window to front, storage cupboard, ceiling light point, radiator and loft access.

## Bedroom One

11' x 9' 1" ( 3.35m x 2.77m )

Double glazed window to front and side, ceiling light point and radiator.

## Bedroom Two

14' 1" Max x 9' ( 4.29m Max x 2.74m )

Double glazed window to rear, ceiling light point and radiator.

## Bedroom Three

11' Max x 8' Min ( 3.35m Max x 2.44m Min )

Ceiling light point, radiator and double glazing to

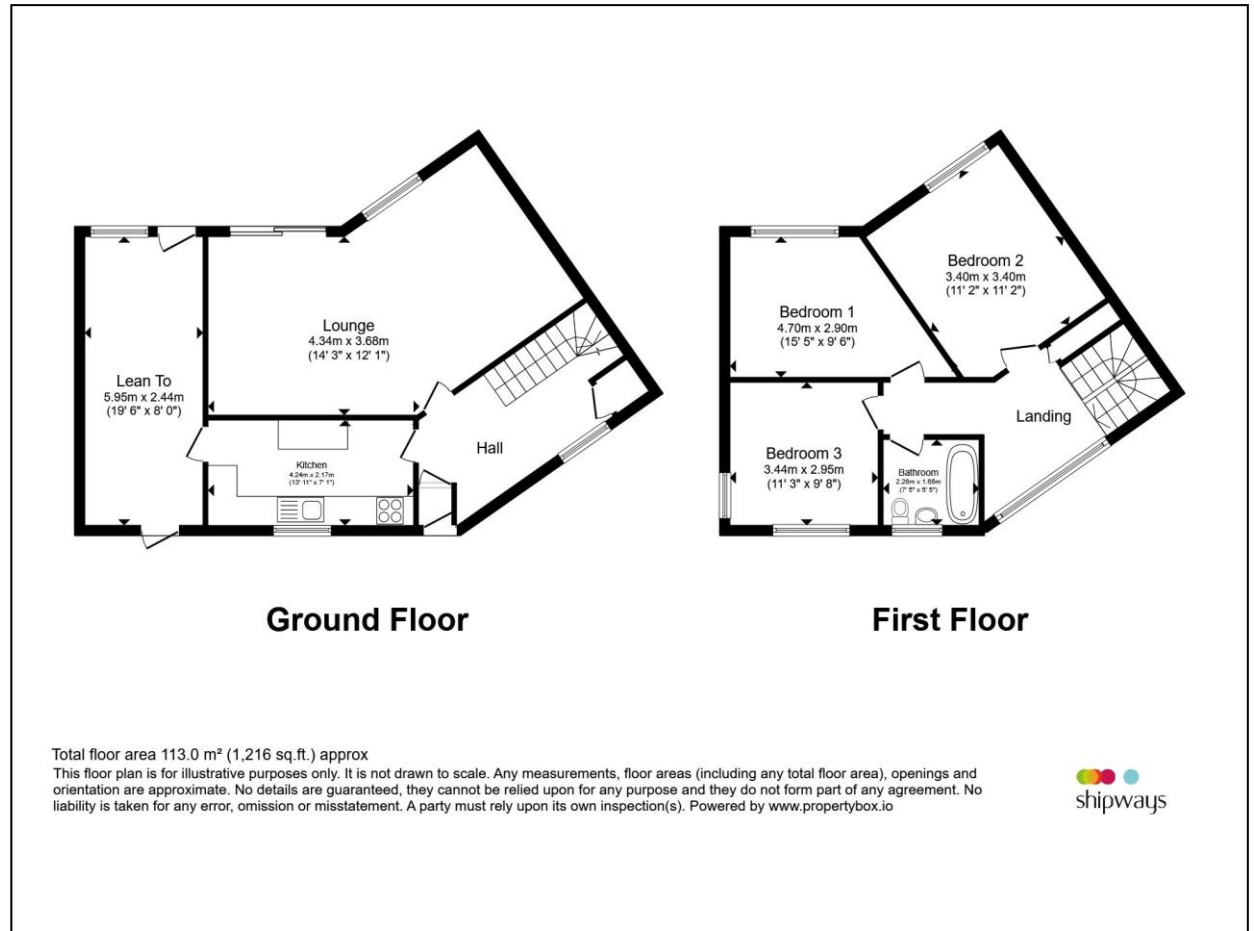
rear.

## Bathroom

Pedestal sink, low level w.c., shower over bath and double-glazed window to rear.

## Rear Garden

Patio, mature shrubs and enclosed by fencing.



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welcome to

## Darley Avenue, Birmingham

- THREE BEDROOMS
- CORNER PLOT
- LOUNGE DINER
- KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

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