



Cliveden Avenue, Birmingham B42 1TA

welcome to

Cliveden Avenue, Birmingham

*****EXTENDED SEMI DETACHED***TWO RECEPTION ROOMS***KITCHEN WITH SEPARATE UTILITY***DOWNSTAIRS WC***THREE BEDROOMS WITH EN SUITE***FAMILY BATHROOM***OFF ROAD PARKING***SIDE GARAGE*****

Note

Council tax band: D

Note

Planning permission granted for a further extension reference 2022/04608/PA

Front Garden

Dropped kerb and block paved to front.

Entrance Porch

Ceiling light point, tiled floor and door into:-

Entrance Hall

Door to front, understairs storage cupboard, stairs to first floor, ceiling light point, radiator and doors leading to:-

Lounge

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

Dining Room

19' 6" x 9' 11" (5.94m x 3.02m)

Patio doors to rear leading out to garden, gas fire place with surround, ceiling light point and radiator.

Kitchen

8' x 7' 1" (2.44m x 2.16m)

Double glazed window to rear, wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, electric oven, gas hob with extractor over, space for fridge freezer, tiling to walls and floor, ceiling light point, radiator and door to lean to.

Lean To

Ceiling light point and doors off to garage, WC, utility room and rear garden.

Utility

4' 6" x 2' 10" (1.37m x 0.86m)

Plumbing for washing machine, power points and ceiling light point.

Downstairs W.C

Low level WC, tiled floor and ceiling light point.

Side Garage

16' 5" x 7' 7" (5.00m x 2.31m)

Up and over door with power and light.





Bedroom One

13' 4" x 8' 7" (4.06m x 2.62m)

Double glazed window to front, wood effect laminate flooring, ceiling light point, radiator and door to en suite.

En Suite

Shower cubicle, wash hand basin, low level WC, tiling to walls and floor, ceiling light point and heated towel rail radiator.

Bedroom Two

12' 3" x 9' 11" (3.73m x 3.02m)

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

Bedroom Three

12' 3" x 9' 10" (3.73m x 3.00m)

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

Bathroom

Double glazed windows to side and rear, corner Jacuzzi bath, built in shower cubicle, wash hand basin, low level WC, tiling to walls, linoleum flooring, shaver point, ceiling light point and radiator.

Rear Garden

Paved patio area, lawned area, mature shrubs, shed and fenced borders.



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- EXTENDED SEMI DETACHED
- TWO RECEPTION ROOMS
- KITCHEN WITH SEPARATE UTILITY
- DOWNSTAIRS WC
- THREE BEDROOMS WITH EN SUITE

Tenure: Freehold EPC Rating: D

offers in excess of

£285,000



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:
GRB110279 - 0004

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