



Abbotsford Avenue, Birmingham B43 6HD

welcome to

Abbotsford Avenue, Birmingham

DETACHEDTHREE BEDROOMS***TWO RECEPTION ROOMS***KITCHEN WITH UTILITY***DOWNSTAIRS SHOWER ROOM***OFF ROAD PARKING***DOUBLE GLAZED & CENTRAL HEATING***SOUGHT AFTER LOCATION***

Note

council tax band: D

Front Garden

Dropped kerb and tarmac drive for several cars.

Entrance Porch

UPVC double glazed, tiled flooring and gas and electric meters.

Entrance Hall

Storage cupboard and tiled flooring.

Lounge

22' 4" x 11' 10" (6.81m x 3.61m)

Double glazed bay window to front, fire place, two ceiling light points, carpet flooring, radiator and double glazed doors to rear.

Dining Room

15' 8" x 13' 10" (4.78m x 4.22m)

Double glazed window to front, laminate flooring, spotlights, radiator and doors off to hallway, downstairs shower room and utility room.

Kitchen

13' 2" x 7' 6" (4.01m x 2.29m)

Double glazed window to rear, wall and base units with work surfaces over, sink and drainer unit, integrated oven, gas hob, plumbing for dishwasher, fridge, tiled flooring, strip light, radiator and door to utility.

Utility Room

Double glazed windows to rear and side, wall and base units, fridge freezer, washer, dryer and door to rear.

Downstairs Shower Room

Electric shower, wash hand basin, low level WC, tiled floor and walls, spotlights and heated towel radiator.





Landing

Double glazed window to side, cupboard housing boiler, carpet flooring, ceiling light point and loft access to boarded loft space with electrics.

Bedroom One

13' 4" x 11' 9" (4.06m x 3.58m)

Double glazed window to front, built in wardrobes, carpet flooring, ceiling light point and radiator.

Bedroom Two

13' 4" x 8' 6" upto wardrobes (4.06m x 2.59m upto wardrobes)

Double glazed window to rear, built in wardrobes, carpet flooring, ceiling light point and radiator.

Bedroom Three

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to front, built in wardrobes, carpet flooring, ceiling light point and radiator.



Bathroom

Double glazed window to side, bath with electric shower over, wash hand basin, tiled flooring, panelled walls, ceiling light point and heated towel radiator.

Separate W.C

Double glazed window to rear, low level WC, panelled walls and tiled flooring.

Rear Garden

Patio area, mainly laid to lawn with mature shrubs and fenced surround.



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Abbotsford Avenue, Birmingham

- DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN WITH UTILITY
- DOWNSTAIRS SHOWER ROOM

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£350,000



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:
GRB108835 - 0002

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