



**Nether Hall Avenue, Birmingham B43 7ET**

**welcome to**

## **Nether Hall Avenue, Birmingham**

\*\*\*DETACHED\*\*\*FIVE BEDROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*FOUR BATHROOMS\*\*\*DOWNSTAIRS WC\*\*\*OFF ROAD PARKING\*\*\*DOUBLE GLAZING\*\*\*CENTRAL HEATING\*\*\*

### **Note**

Council tax band: F

### **Entrance Hall**

Storage cupboard housing meter.

### **Cloakroom**

Low level WC, pedestal wash hand basin, extractor, ceiling light point and radiator.

### **Lounge**

19' 10" x 10' 1" ( 6.05m x 3.07m )

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

### **Dining Room**

10' 7" x 8' 5" ( 3.23m x 2.57m )

Double glazed window to rear and French doors to rear.

### **Kitchen**

18' 6" x 10' 8" ( 5.64m x 3.25m )

Double glazed window to rear, wall and base units with work surfaces over, sink and drainer unit, spotlights, radiator and UPVC door to rear.

### **Bedroom One**

16' 2" x 10' 4" ( 4.93m x 3.15m )

Double glazed windows to front and side, built in wardrobes, ceiling light point and two radiators,

### **En Suite**

Double glazed window to front, shower, low level WC, pedestal wash hand basin, extractor, spotlights and heated towel radiator.

### **Bedroom Two**

8' 8" x 8' 6" ( 2.64m x 2.59m )

Double glazed window to rear, built in wardrobes,

ceiling light point and radiator.

### **Bedroom Three**

10' 7" x 8' 2" ( 3.23m x 2.49m )

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

### **En Suite**

Double glazed window to side, shower, low level WC, pedestal wash hand basin, extractor, spotlights and heated towel radiator.

### **Bedroom Four**

23' 8" x 8' 1" ( 7.21m x 2.46m )

Double glazed windows to front and rear, two ceiling light points, two radiators and loft access.

### **Bathroom**

Double glazed window to front, bath, shower, low level WC, wash hand basin, tiling to walls, spotlights and heated towel radiator.

### **Bedroom Five**

16' 4" x 10' 5" ( 4.98m x 3.17m )

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

### **En Suite**

Shower, low level WC, pedestal wash hand basin, extractor, spotlights and heated towel radiator.





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## Nether Hall Avenue, Birmingham

- DETACHED
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- FOUR BATHROOMS
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

offers in the region of

**£470,000**



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)

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Property Ref:  
GRB110868 - 0003

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