



**Whitburn Avenue, Birmingham B42 1QH**

**welcome to**

## **Whitburn Avenue, Birmingham**

**\*\*\*MID TERRACE\*\*\*THREE BEDROOMS\*\*\*FREEHOLD\*\*\*DOUBLE GLAZED\*\*\*CENTRAL HEATING\*\*\*FRONT GARDEN\*\*\*REAR GARDEN\*\*\***

### **Approach**

Lawned front garden with door into porch

### **Porch**

Large double glazed porch door into

### **Entrance Hall**

Ceiling light point

### **Lounge**

18' 9" Widest x 10' 6" ( 5.71m Widest x 3.20m )  
Double glazed window, open lounge diner, radiator,  
carpeted, spotlights

### **Agency Note**

Council Tax Band B

### **Bedroom One**

10' 9" x 9' 11" ( 3.28m x 3.02m )  
Double glazed window to the front, carpeted, ceiling  
light point, radiator

### **Bedroom Two**

10' 9" x 8' 3" ( 3.28m x 2.51m )  
Double glazed window to rear, built in wardobes,  
carpeted, ceiling light point, radiator

### **Bedroom Three**

9' 4" x 9' 1" ( 2.84m x 2.77m )  
Two double glazed window to rear of the property,  
storage cupboard, ceiling light point, radiator

### **Bathroom**

7' 2" x 5' 5" ( 2.18m x 1.65m )  
Double glazed window to front, tiled flooring and  
walls, shower over the bath, sink, WC, radiator

### **Rear Garden**

Slabbed patio and grass area, with side access and

rear access, with garage at rear of property

### **Kitchen**

12' 1" x 11' 8" ( 3.68m x 3.56m )  
Double glazed window and door to rear, extended  
modern kitchen, wall and base units with work  
surfaces, intergrated oven and gas hob, tiled  
flooring, wall mounted boiler, understairs storage,  
spotlights, radiator







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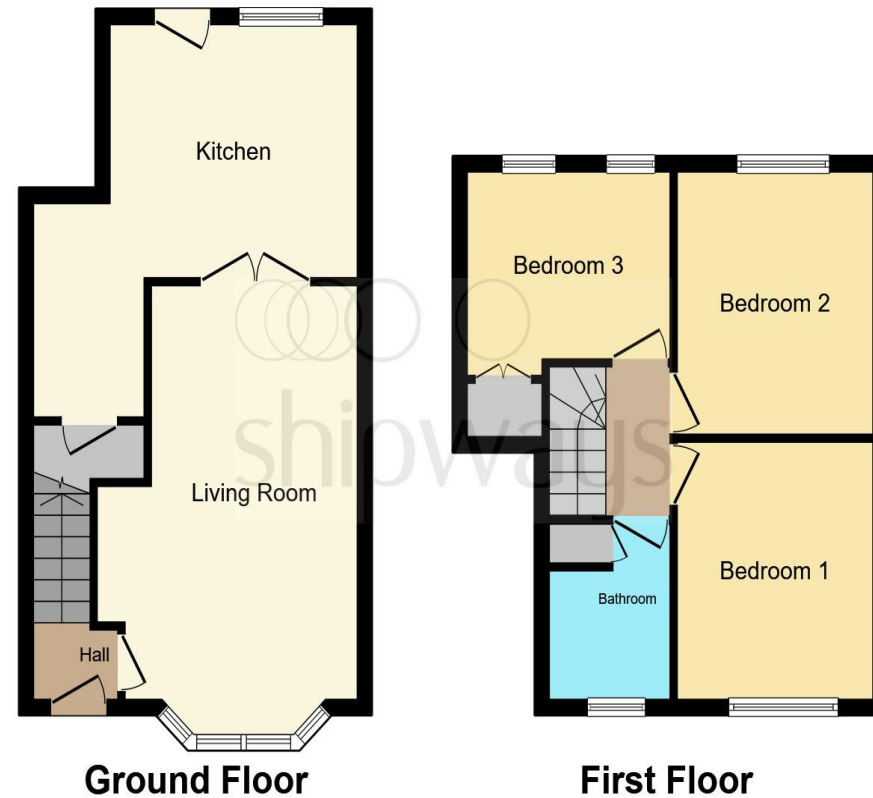
## Whitburn Avenue, Birmingham

- MID TERRACE
- THREE BEDROOMS
- FREEHOLD
- DOUBLE GLAZED
- CENTRAL HEATING

Tenure: Freehold EPC Rating: D

offers in excess of

**£190,000**



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