



Stanford Avenue, Birmingham B42 1LA

welcome to

Stanford Avenue, Birmingham

*****EXTENDED FAMILY HOME***LOUNGE***EXTENDED DINING ROOM***EXTENDED KITCHEN***THREE DOUBLE BEDROOMS & STUDY***FAMILY BATHROOM*** ENSUITE***DRIVEWAY*****

Approach

Driveway, steps leading to gate providing access to the rear garden, sliding door into

Porch

Double glazed to the front and side, door into

Entrance Hall

Stairs to the first floor, understair store cupboard, spotlights, radiator, doors to

Lounge

23' 5" x 10' 2" (7.14m x 3.10m)

Double glazed window to the front, electric fire, two radiators, two ceiling light points, double doors into

Dining Room

11' 4" x 6' 10" (3.45m x 2.08m)

UPVC french doors to the rear, radiator, ceiling light point

Kitchen/Diner

19' 8" x 7' 11" (5.99m x 2.41m)

Double glazed window to the rear, UPVC door to the rear, a range of wall and base units with roll top worksurfaces, sink and drainer, gas cooker point for a double freestanding cooker, plumbing for washing machine, radiator





Landing

Double glazed window to the side, spotlights, stairs to the second floor, doors to

Bedroom Two

12' 3" into bay x 10' 2" (3.73m into bay x 3.10m)
Double glazed window to the front, spotlights, radiator

Bedrooms Three

11' 4" x 8' (3.45m x 2.44m)
Double glazed window to the rear, spotlights, radiator

Study

5' 5" x 4' 1" (1.65m x 1.24m)
Double glazed window to the front, radiator, spotlights

Bathroom

Double glazed window to the rear, paneled bath, separate shower, low level wc, sink and vanity unit, heated towel rail, tiled floor and walls, spotlights

Landing

Door into

Bedroom One

17' 7" x 10' 6" (5.36m x 3.20m)
Skylight to front, french doors opening onto the juliet balcony to the rear, radiator, spotlights, door into

Ensuite

Double glazed window to the rear, double walk in shower, low level wc, wash hand basin and vanity unit, heated towel rail, tiled floor and walls

Rear Garden

Patio area, mainly laid to lawn with fenced borders, gate to front and two sheds.



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- EXTENDED FAMILY HOME
- THREE DOUBLE BEDROOMS & STUDY
- LOUNGE
- EXTENDED DINING ROOM
- EXTENDED KITCHEN

Tenure: Freehold EPC Rating: C

£280,000



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