

# Thornbridge Avenue, Birmingham B42 2AQ



## welcome to

## Thornbridge Avenue, Birmingham

\*\*\*THREE BEDROOM\*\*\*MID TERRACE\*\*\*FREEHOLD\*\*\*DRIVEWAY\*\*\*EXTENSION\*\*\*NEW KITCHEN\*\*\*INTEGRATED KITCHEN\*\*\*UNDERFLOOR HEATING\*\*\*CENTRAL HEATING\*\*\*DOUBLE GLAZED\*\*\*

#### Agent Note

Council Tax Band B

#### **Approach** Block paved drive

**Porch** Double glazed porch with UPVC door

**Entrance Hall** Laminate flooring, ceiling light point, radiator

#### Lounge

12' 1" x 12' 11" ( 3.68m x 3.94m ) Double glazed bay window to the front of the property, gas fire with fire surround, laminate flooring, ceiling light point, radiator

#### Extension

18' 7" x 11' 3" ( $5.66m \times 3.43m$ ) Double glazed skylight, double glazed window to side of the property, double glazed bi-fold doors to the rear of the property, under floor heating, spot lights, radiator, french doors into kitchen

#### Kitchen

#### 15' 8" x 10' 7" ( 4.78m x 3.23m )

A range of wall and floor cabinets with a roll top work surface, sink and drain, five point gas hob, integrated cooker, integrated washing machine and tumble dryer, integrated fridge/freezer, breakfast bar, radiator, french doors into extension









#### Landing

carpeted, loft access, loft ladders, ceiling light point

#### **Bedroom One**

12' 1" x 11' 4" into wardrobes ( 3.68m x 3.45m into wardrobes ) Double glazed window to the front of the property, fitted wardrobes, carpeted, ceiling light point, radiator

#### **Bedroom Two**

11' 4" x 9' 11" ( 3.45m x 3.02m ) Double glazed window to rear, carpeted, fitted wardrobes, ceiling light point, radiator

#### **Bedroom Three**

 $9^{\circ}\,$  x 6  $^{\circ}\,$  10" ( 2.74m x 2.08m ) Double glazed window to the front of the property, carpeted, ceiling light point, radiator, cupboard over the stairs

#### Bathroom

Double glazed window to the rear of the property, shower over the bath, WC, hand wash basin, heated towel rail, tiled flooring and tiled walls

### Rear Garden

Well maintained garden with block paved area and a lawn.





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- THREE BEDROOM
- MID TERRACE
- FREEHOLD
- DRIVEWAY
- EXTENSION

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£235,000



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

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Property Ref:

GRB111324 - 0002

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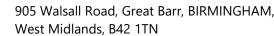
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