



**Jayshaw Avenue, Birmingham B43 5RU**

**welcome to**

## **Jayshaw Avenue, Birmingham**

\*\*\*FREEHOLD\*\*\*SEMI DETACHED\*\*\*THREE BEDROOM\*\*\*GARAGE\*\*\*DRIVEWAY\*\*\*WETROOM\*\*\*CONSERVATORY\*\*\*EXTENSION\*\*\*LOFT ROOM\*\*\*NO CHAIN\*\*\*

### **Agent Note**

Council Tax Band C

### **Approach**

Block paved drive, door into

### **Porch**

Double glazed porch, door into

### **Entrance Hall**

Two wall lights, understairs storage, laminate flooring, radiator

### **Living Room**

12' 5" x 11' ( 3.78m x 3.35m )

Double glazed bay window to the front of the property, carpeted, gas fire and fire surround, ceiling light point, radiator, french doors to dining room

### **Lounge**

12' 4" x 10' 1" ( 3.76m x 3.07m )

Laminate flooring ceiling light point, french doors to living room, opening to dining room

### **Dining Room**

9' 2" x 6' 3" ( 2.79m x 1.91m )

Double glazed sliding doors to rear of property into conservatory, laminate flooring, ceiling light point, radiator, opening into lounge

### **Conservatory**

10' 7" x 7' 10" ( 3.23m x 2.39m )

Double glazed conservatory with UPVC door, laminate flooring, insulated roof, spot lights

### **Kitchen**

10' 4" x 10' 3" ( 3.15m x 3.12m )

Double glazed window to the rear of the property, laminate flooring, a range of wall and floor cabinets,

with a roll top work surface, sink and drain, integrated cooker and microwave, space for freestanding dishwasher and washing machine

### **Wet Room**

Down stairs wet room, double glazed window, walk in shower, WC, hand wash basin with vanity unit, paneled walls, heated towel rail

### **Landing**

Double glazed window to the side of the property, carpeted, ceiling light point

### **Bedroom One**

12' 5" x 10' 11" ( 3.78m x 3.33m )

Double glazed bay window to the front of the property, fitted wardrobes, laminate flooring, ceiling light point, two radiators

### **Bedroom Two**

12' 4" x 10' 1" ( 3.76m x 3.07m )

Double glazed window to the rear of the property, loft room access, fitted wardrobes, ceiling light point, radiator

### **Bedroom Three**

9' 3" x 6' 5" ( 2.82m x 1.96m )

Double glazed window to the rear of the property, carpeted, radiator, ceiling light point

### **Bathroom**

Double glazed window to the front of the property, bath with over head shower, hand wash basin with vanity unit, WC, heated towel rail, tiled flooring and walls

### **Loft Room**

11' 1" x 9' 7" ( 3.38m x 2.92m )

Sky light, ceiling light point, fitted wardrobes

### **Rear Garden**

Steps down into garden, slabbed and lawn area, garage to rear with rear gate access

### **Garage**

Rear garage





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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- SEMI DETACHED
- THREE BEDROOM
- GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: D

**£300,000**



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