



Linden Avenue, Birmingham B43 5JU

welcome to

Linden Avenue, Birmingham

NO CHAINMID TERRACE***THREE BEDROOMS***LOUNGE***DINING ROOM***KITCHEN***CLOAKROOM/WC***FAMILY BATHROOM*** FRONT
& REAR GARDENS***GARAGE***

Agent Note

Council Tax Band C

Approach

Gravel beds, path leading to UPVC door into

Entrance Hall

Double glazed window to the side, stairs to the first floor, radiator, ceiling light point, doors to

Cloakroom

Double glazed window to the front, low level wc, wash hand basin and vanity unit, heated towel rail, tiled floor, ceiling light point

Lounge

12' 3" x 11' 7" (3.73m x 3.53m)

Double glazed window to the rear, radiator, ceiling light point, door into the kitchen, opening into dining room

Dining Room

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window to the front, radiator, ceiling light point, opening into the lounge

Kitchen

10' 10" x 6' 4" (3.30m x 1.93m)

Double glazed window to the rear, UPVC door to the rear, a range of wall and base units with worksurface over, sink, electric hob, extractor over and electric oven, plumbing and space for a washing machine, ceiling light point, integrated fridge, cupboard housing the central heating boiler.





Landing

Ceiling light point, loft access point, doors to

Bedroom One

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window to the front, ceiling light point, radiator

Bedroom Two

12' 5" x 11' 7" (3.78m x 3.53m)

Double glazed window to the rear, radiator, ceiling light point

Bedroom Three

7' 4" x 6' 5" (2.24m x 1.96m)

Double glazed window to the front, radiator, ceiling light point

Bathroom

Double glazed window to the rear, oval bath with shower over, wash hand basin, low level wc, radiator, ceiling light point, tiled walls, airing cupboard.

Rear Garden

Paved rear garden with fenced borders and gate to the rear.

Garage

In a separate block to the rear with up and over door.



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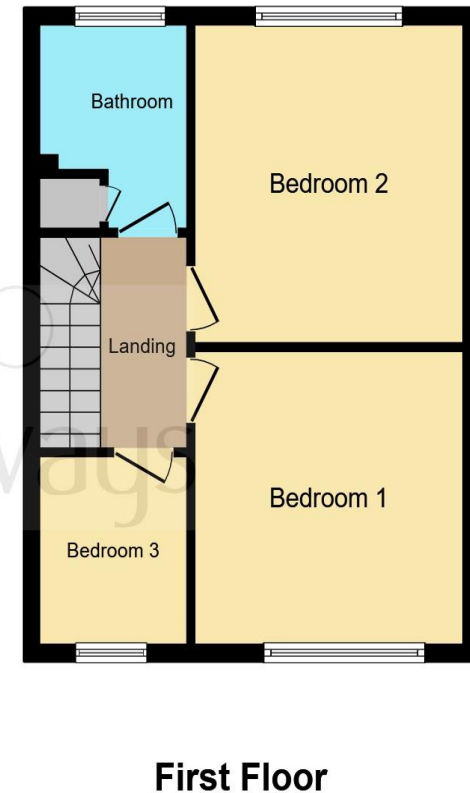
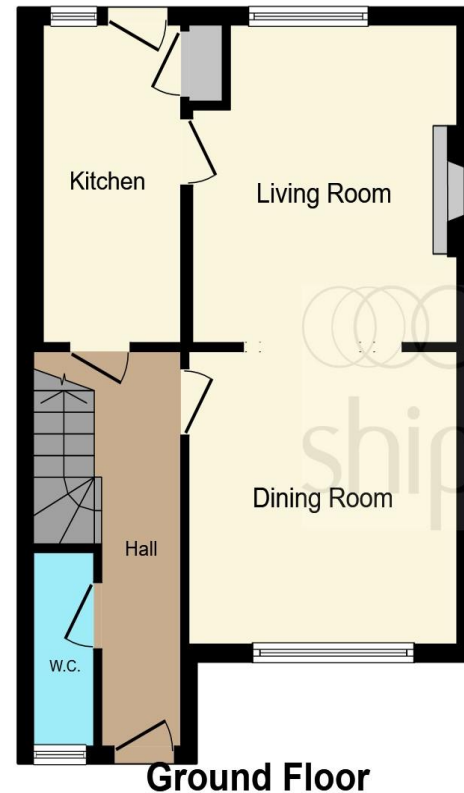
Linden Avenue, Birmingham

- NO CHAIN
- MID TERRACE
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN

Tenure: Freehold EPC Rating: D

offers in excess of

£200,000



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:
GRB111415 - 0006

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