



Appleton Avenue, Birmingham B43 5LY

welcome to

Appleton Avenue, Birmingham

Beautifully presented three-bedroom home with a welcoming porch, spacious lounge/diner with bay window and sliding doors to the garden, fitted kitchen with UPVC door, modern shower room, and large rear garden with patio, lawn, and charming pagoda. Ideally located close to schools, amenities.

Agent Note

Council Tax Band C

Approach

Front garden with lawn area and planted plants

Entrance Porch

Double glazed porch, UPVC door

Entrance Hall

Understairs cupboard, ceiling light point

Lounge

22' 5" x 9' 9" (6.83m x 2.97m)

Double glazed bay window to the front of the property, double glazed sliding doors to the rear of the property, through lounge, carpet two ceiling light points

Kitchen

10' 5" x 5' 11" (3.17m x 1.80m)

a range of wall and floor cabinets with a roll top worksurface, strip light, freestanding oven and gas hob, sink and drain door to the rear into garden

Landing

Double glazed window to the side of the property, ceiling light point carpeted, loft access, boarded loft access via ladders

Bedroom One

11' 6" x 9' 4" (3.51m x 2.84m)

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

Bedroom Two

10' 5" not into bay x 9' 9" (3.17m not into bay x 2.97m)

Double glazed bay window to the front of the property, fitted wardrobes, carpeted, ceiling light





point

Bedroom Three

7' x 5' 7" (2.13m x 1.70m)

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

Bathroom

Double glazed window to the rear of the property,
double walk in shower, WC, sink, spot lights,
lamine flooring, cupboard housing water tank

Rear Garden

Side access, slabbed and lawn area, patio area and
pagoda towards the end of the garden



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Appleton Avenue, Birmingham

- FREEHOLD PROPERTY
-
- PORCH AND WELCOMING HALLWAY
-
- SPACIOUS LOUNGE/DINER WITH BAY WINDOW

Tenure: Freehold EPC Rating: G

offers in excess of

£230,000



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:
GRB111529 - 0005

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