



**Montana Avenue,BIRMINGHAM B42 1QP**

**welcome to**

## **Montana Avenue, BIRMINGHAM**

Fully Refurbished 3-Bed Home - Great Barr

Modern 3-bed home with brand-new kitchen, open-plan diner, utility & WC, stylish bathroom, new flooring, and landscaped garden with patio. Move-in ready in a sought-after location.

### **Agent Note**

Council Tax Band B

### **Approach**

Block paved driveway

### **Entrance Hall**

Double glazed door to front of the property, radiator, understairs storage

### **Lounge**

19' 5" x 9' 11" ( 5.92m x 3.02m )

Double glazed sliding doors the the rear of the property into the garden, radiator

### **Dining Room**

9' 10" x 9' 6" into bay ( 3.00m x 2.90m into bay )

Double glazed bay window, radiator

### **Kitchen**

16' 6" x 15' 3" into recess ( 5.03m x 4.65m into recess )

Integrated electric hob with electric integrated oven, a range on wall and base units with and island and roll top worksurfaces, integrated dishwasher, sink and drainer, radiator, french doors onto patio in the rear garden

### **Downstairs Wc / Utility Room**

Double glazed window, WC, wash hand basin, wall mounted boiler, space and plumbing for a washing machine

### **Landing**

Double glazed window to the side of the property, loft access with pull down ladder

### **Bedroom One**

12' 4" into bay x 9' 10" ( 3.76m into bay x 3.00m )

Double glazed bay window to the front of the





property, radiator

### **Bedroom Two**

12' 9" into recess x 10' ( 3.89m into recess x 3.05m )

Double glazed window to the rear of the property,  
radiator

### **Bedroom Three**

7' 4" into recess x 6' 8" ( 2.24m into recess x 2.03m )

Double glazed window to the rear of the property,  
radiator

### **Bathroom**

Double glazed window to the front of the property,  
heated towel rail, WC, wash hand basin with vanity  
unit, bath with mixer tap and over shower

### **Rear Garden**

Large patio area with a lawn and mature plants



***view this property online*** [shipways.co.uk/Property/GRB111816](http://shipways.co.uk/Property/GRB111816)





welcome to

## Montana Avenue, BIRMINGHAM

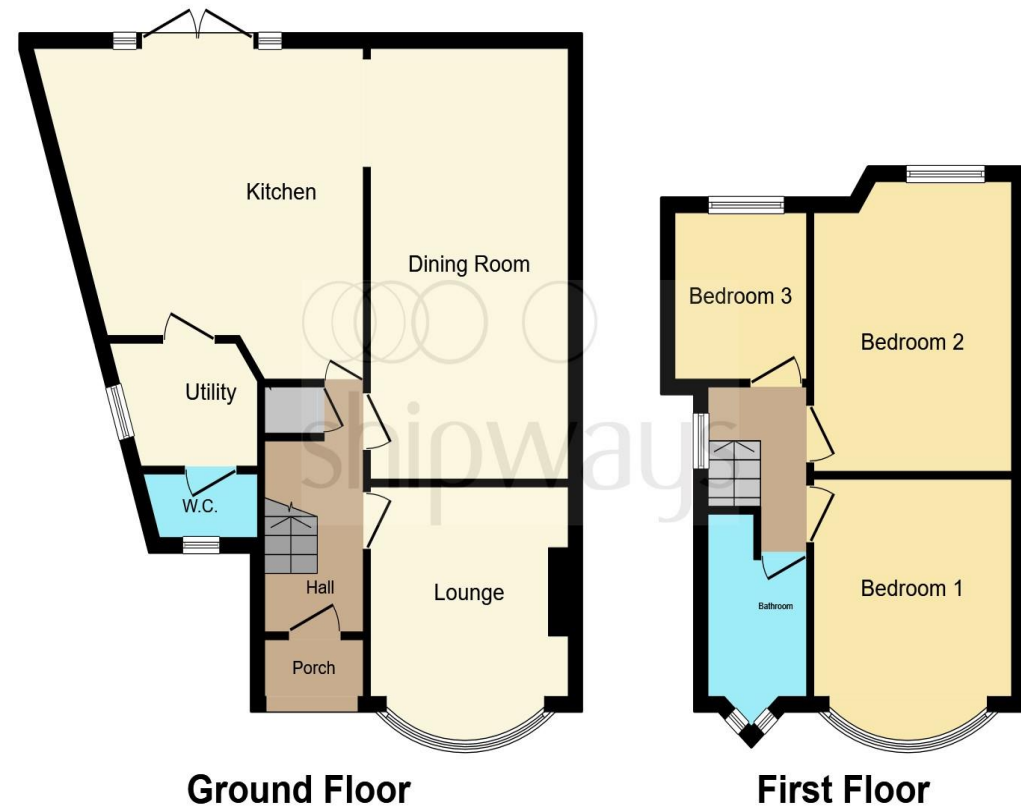
- FULLY REFURBISHED THROUGHOUT
- BRAND-NEW INTEGRATED KITCHEN WITH ISLAND
- SPACIOUS KITCHEN DINER
- BAY-FRONTED LIVING ROOM
- UTILITY ROOM WITH DOWNSTAIRS WC

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

**£290,000**



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](http://www.focalagent.com)

view this property online [shipways.co.uk/Property/GRB111816](http://shipways.co.uk/Property/GRB111816)



Property Ref:  
GRB111816 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**0121 358 2281**



[greatbarr@shipways.co.uk](mailto:greatbarr@shipways.co.uk)



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



**[shipways.co.uk](http://shipways.co.uk)**