



**Cardington Avenue, Birmingham B42 2PA**

**welcome to**

## **Cardington Avenue, Birmingham**

Well-presented 3-bedroom semi-detached home on Cardington Avenue, Great Barr. Features a driveway, hallway, lounge, modern kitchen diner with sliding doors to the rear garden, and a family bathroom. Outside includes a patio, lawn, and an additional WC. Ideal for families and first-time buyers.

### **Agent Note**

Council Tax Band B

### **Approach**

Block paved drive

### **Entrance Hall**

Laminate flooring, radiator, ceiling light point

### **Lounge**

13' into bay x 9' 11" ( 3.96m into bay x 3.02m )  
Double glazed bay window to the front of the property, electric fire, carpeted, ceiling light point, radiator

### **Kitchen / Diner**

15' 6" x 10' 5" ( 4.72m x 3.17m )  
Double glazed window and sliding doors to the rear of the property, a range of wall and base units with a roll top worksurface, integrated cooker, gas hob, spot lights, laminate flooring, radiator, spot lights, radiator, laminate flooring

### **Landing**

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

### **Bedroom One**

12' 2" x 9' 2" ( 3.71m x 2.79m )  
Double glazed window to the rear of the property, carpeted, ceiling light point, radiator

### **Bedroom Two**

11' 11" into bay x 9' 4" ( 3.63m into bay x 2.84m )  
Double glazed bay window to the front of the property, carpeted, ceiling light point, radiator

### **Bedroom Three**

6' 5" x 5' 11" ( 1.96m x 1.80m )





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

### **Bathroom**

Double glazed window to the rear of the property,  
bath with over shower, WC, sink and vanity unit,  
ceiling light point, heated towel rail, storage  
cupboard

### **Rear Garden**

Side access , wooden shed, outside WC, lawn and  
slabbed area not overlooked



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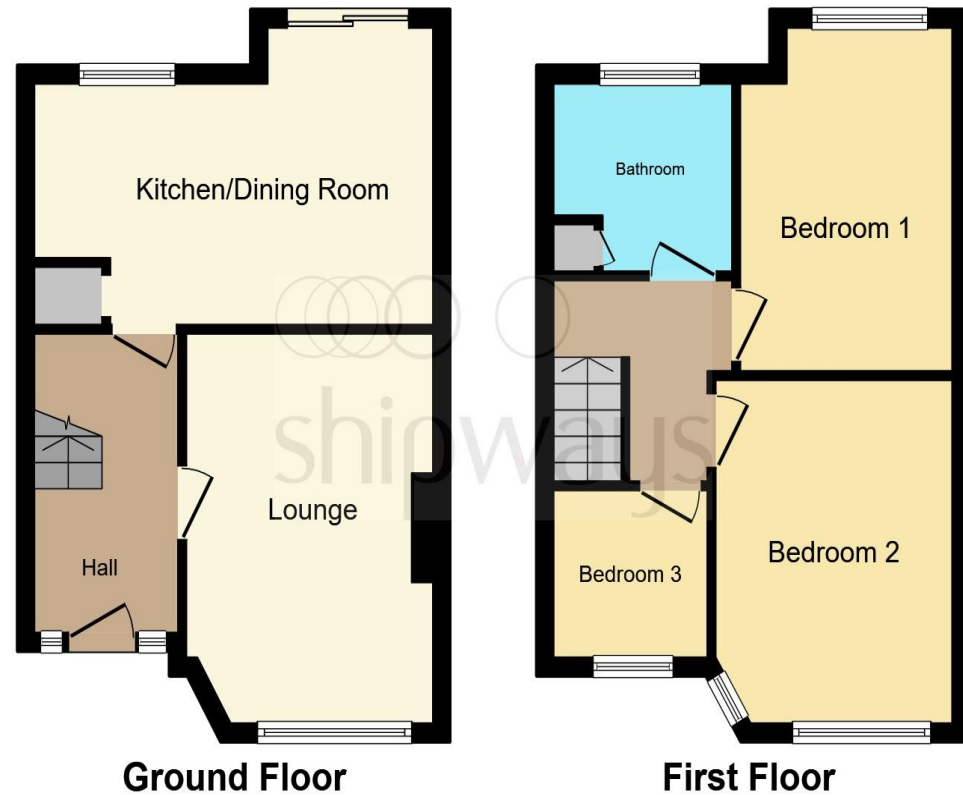
welcome to

## Cardington Avenue, Birmingham

- 3 BEDROOM SEMI-DETACHED HOME
- DRIVEWAY PARKING
- MODERN KITCHEN DINER
- SPACIOUS LOUNGE
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£250,000**



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