



**South Road Avenue, Birmingham B18 5JR**

**welcome to**

## **South Road Avenue, Birmingham**

Well-presented three-bedroom mid-terrace home featuring a lounge, separate dining room, kitchen, and downstairs bathroom. Upstairs offers three bedrooms and a staircase leading to a useful loft room. Conveniently located near local amenities and transport links.

### **Agent Note**

Council Tax Band A

### **Lounge**

12' 3" into bay x 11' 2" ( 3.73m into bay x 3.40m )  
Single glazed bay window, radiator

### **Dining Room**

12' 1" x 11' 2" ( 3.68m x 3.40m )  
Double glazed window to the rear of the property,  
door to stairs to the first floor

### **Kitchen**

13' x 5' 9" ( 3.96m x 1.75m )  
Double glazed window to the side of the property,  
single glazed window to the rear of the property, a  
range of wall and base units with a roll top  
worksurface, wall mounted boiler

### **Bedroom One**

12' 3" x 13' 1" into recess ( 3.73m x 3.99m into recess )  
Single glazed window to the front of the property,  
radiator

### **Bedroom Two**

10' x 8' 5" into recess ( 3.05m x 2.57m into recess )  
Single glazed window to the rear of the property,  
radiator

### **Bedroom Three**

9' 3" x 5' 10" ( 2.82m x 1.78m )  
Single glazed window to the rear of the property,  
radiator

### **Loft Room**

13' x 8' 7" Plus recess ( 3.96m x 2.62m Plus recess )  
Double glazed window, radiator, eaves storage

### **Downstairs Bathroom**





Bath with over shower, radiator, pedestal sink, WC, radiator, double glazed window to the side of the property



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## South Road Avenue, Birmingham

- THREE SPACIOUS BEDROOMS
- ADDITIONAL LOFT ROOM FOR FLEXIBLE USE
- SEPARATE LOUNGE AND DINING ROOM
- FITTED KITCHEN
- GROUND FLOOR FAMILY BATHROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£220,000**



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)

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