









welcome to

Ferndale Avenue, BIRMINGHAM

Located on the popular Ferndale Avenue, this spacious property features two lounges, a dining room, fitted kitchen, guest WC, three bedrooms, family bathroom, driveway, and a private rear garden. Ideal for families seeking comfort and convenience close to local amenities and transport links.

Agent Note

Council Tax Band C

Approach

Tarmac driveway

Entrance Porch

UPVC door, Double glazed porch

Entrance Hall

Double glazed window to the front of the propety, laminate flooring, ceiling light point, radiator

Guest Wc

Guest WC, sink with vanity unit, double glazed window to the rear of the property, ceiling light point

Lounge

12' x 10' 2" (3.66m x 3.10m) Open arch to dining area and lounge, carpeted, ceiling light point, radiator

Dining Room

11' x 10' 5" (3.35m x 3.17m)

Double glazed window to the front of the property, open arch to the lounge, laminate flooring, ceiling lgith point, radiator

Kitchen

17' 11" x 5' 10" (5.46m x 1.78m)

Two double glazed windows to the side of the property, a range of wall and base units with roll top worksurfaces, integrated cooker with a gas hob, sink and drain, wall mounted boiler, vinyl flooring, radiator, strip light

Dining Area

10' 2" x 6' 3" (3.10m x 1.91m)
Double glazed window to the rear of the property, open arch to the first lounge and opening to kitchen, vinyl flooring









Landing

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

Bedroom One

11' 3" \times 10' 5" ($3.43 \, \text{m} \times 3.17 \, \text{m}$) Double glazed widnow to the front of the property, carpeted, ceiling light point, radiator

Bedroom Two

12' 6" Max \times 10' 4" Max (3.81m Max \times 3.15m Max) Double glazed window to the rear of the property, carpeted, ceiling light point, radiator

Bedroom Three

 $8' \ 9'' \times 5' \ 11'' \ (2.67m \times 1.80m)$ Double glazed window to the front of the property, built in storage, carpeted, ceiling light point, radiator

Bathroom

Double glazed window to the front of the property, WC sink with vanity unit, heated towel rail, shower, tiled flooring and walls

Rear Garden

Slabbed and lawn area with a wooden shed





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Ferndale Avenue, BIRMINGHAM

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- **DINING ROOM**
- KITCHEN/DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£250,000



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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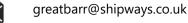


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