



**Ferndale Avenue, BIRMINGHAM B43 5QF**

**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 property, 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 light 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" x 10' 5" ( 3.43m x 3.17m )

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

**Bedroom Two**

12' 6" Max x 10' 4" Max ( 3.81m Max x 3.15m Max )

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

**Bedroom Three**

8' 9" x 5' 11" ( 2.67m x 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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welcome to

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

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Property Ref:  
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