



**Fairbourne Avenue, Birmingham B44 9AN**



**welcome to**

## **Fairbourne Avenue, Birmingham**

Gated and very private three-bedroom detached bungalow. Spacious throughout with a large driveway, side garage, generous kitchen diner, conservatory, three double bedrooms, shower room, family bathroom with spa bath, and a beautiful private rear garden with patio, lawn, and large pond.

### **Approach**

Gated drive way with a lawn area, bushes, shrubs and trees

### **Entrance Porch**

Single glazed porch with single glazed door.

### **Entrance Hall**

Cupboard housing wall mounted boiler, radiator

### **Lounge**

19' x 10' 6" ( 5.79m x 3.20m )

Double glazed window to the front of the property, gas fire, radiator

### **Kitchen/Diner**

18' 10" into recess x 19' into recess ( 5.74m into recess x 5.79m into recess )

Double glazed windows to the front and the rear of the property, single glazed doors to the the garden, a range of wall and base units with a roll top worksurface, integrated hob, oven, grill and fridge freezer, three radiators

### **Utility Room**

10' 10" x 7' ( 3.30m x 2.13m )

Double glazed windows to the rear of the property, door to the garage, radiator, sink, space for washing machine, dryer

### **Conservatory**

13' 1" max x 10' ( 3.99m max x 3.05m )

Wooden conservatory, double glazed windows with doors to the garden.

### **Shower Room**

Shower cubicle, WC, hand wash basin, heated towel rail, spot lights, heated electric mirror





### **Bedroom One**

11' 4" into wardrobe x 9' 7" ( 3.45m into wardrobe x 2.92m )  
Double glazed window to the rear of the property, radiator

### **Bedroom Two**

11' 3" into recess x 9' 1" ( 3.43m into recess x 2.77m )  
Double glazed window to the front of the property, fitted wardrobes, radiator

### **Bedroom Three**

9' 6" x 7' 11" ( 2.90m x 2.41m )  
Double glazed window to the rear of the property, fitted wardrobes, radiator

### **Bathroom**

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

### **Rear Garden**

Lawn and patio area with trees and shrubs, large pond

### **Garage**

19' 4" x 15' into recess ( 5.89m x 4.57m into recess )  
Side garage with up and over door.



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## Fairbourne Avenue, Birmingham

- GATED AND PRIVATE
- LARGE DRIVEWAY
- SIDE GARAGE
- SPACIOUS KITCHEN DINER
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£400,000**



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**0121 358 2281**



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



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



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