



Dyas Avenue, Birmingham B42 1HF

welcome to

Dyas Avenue, Birmingham

EXTENDED SEMI DETACHEDTHREE BEDROOMS***TWO RECEPTION ROOMS***KITCHEN WITH SEPARATE UTILITY AREA***OFF ROAD PARKING***DOUBLE GLAZING***CENTRAL HEATING***

Note

Council tax band: B

Front Garden

Dropped kerb and parking to front.

Lounge

10' 4" excluding bay x 10' 5" max (3.15m excluding bay x 3.17m max)

Double glazed bay window to front, gas fire, laminate flooring, ceiling light point and radiator.

Dining Room

14' 4" x 12' 6" (4.37m x 3.81m)

Double glazed window to side, wall mounted central heating boiler, open arch into lounge, laminate flooring, ceiling light point and radiator.

Kitchen

14' 4" x 13' (4.37m x 3.96m)

Double glazed window to rear, UPVC double glazed door to rear, wall and base units with work surfaces over, sink and drainer unit, free standing double oven with gas hob, free standing fridge freezer, laminate flooring and two ceiling light points.

Utility Area

Having access to the rear.





Bedroom One

13' 2" x 9' 3" (4.01m x 2.82m)

Double glazed bay window to front, built in wardrobes, carpet flooring, ceiling light point and radiator.

Bedroom Two

13' 2" into bay x 8' 3" (4.01m into bay x 2.51m)

Double glazed bay window to rear, carpet flooring, ceiling light point and radiator.

Bedroom Three

7' 6" x 6' (2.29m x 1.83m)

Double glazed window to rear, carpet flooring, ceiling light point and radiator.

Bathroom

Double glazed window to front, free standing bath, shower, wash hand basin, low level WC, laminate flooring, ceiling light point and radiator.

Rear Garden

Decking, lawn area, gravel, wooden shed and mature trees.



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- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN WITH SEPARATE UTILITY AREA
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000



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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Property Ref:
GRB110802 - 0002

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