

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***

##Invalid Field Name## 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.







welcome to

Dyas Avenue, Birmingham

- 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

£230,000



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

view this property online shipways.co.uk/Property/GRB110802



Property Ref:

GRB110802 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

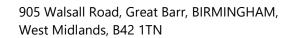
shipways



0121 358 2281



greatbarr@shipways.co.uk





shipways.co.uk