



Wheats Avenue, Birmingham B17 0RJ

welcome to

Wheats Avenue, Birmingham

****PRIME HARBORNE LOCATION **** CUL DE SAC **** CLOSE TO THE QUEEN ELIZABETH HOSPITAL *** THREE BEDROOMS *** TWO RECEPTION ROOMS ***** FITTED KITCHEN **** DRIVEWAY TO THE FRONT **** FAMILY SHOWER ROOM TO THE FIRST FLOOR ****

Agent Note

This property is council tax band D.

Approach

Driveway, laid to lawn, cold water tap and gate to rear.

Entrance Hall

Single glazed door to front, stairs to first floor accommodation with understairs storage, central heating radiator and laminate flooring.

Front Reception Room

14' 4" into bay. x 10' 3" into chimney breast. (4.37m into bay. x 3.12m into chimney breast.)
Single glazed bay window to front, central heating radiator and gas fire.

Rear Reception Room

18' 1" x 12' 9" into chimney breast (5.51m x 3.89m into chimney breast)
Double glazed patio doors to garden, coving to ceiling, central heating radiator, gas fire and laminate flooring.

Kitchen

Double glazed windows to side, range of wall and base units, worktops, stainless steel sink/drain, tiled splashback, five ring gas hob, electric oven, cooker hood, space for fridge/freezer, plumbing for washing machine, heated towel rail, tiled floor and door to garden.

Landing

Single glazed window to side, coving to ceiling and doors to various rooms.

Bedroom One

14' 11" into bay. x 9' 11" into chimney breast. (4.55m into

bay. x 3.02m into chimney breast.)

Double glazed bay window to front, coving to ceiling and central heating radiator.

Bedroom Two

11' 8" x 11' 8" max into recess. (3.56m x 3.56m max into recess.)

Double glazed window to rear, coving to ceiling, loft access and central heating radiator.

Bedroom Three

7' 1" x 6' 4" (2.16m x 1.93m)

Double glazed window to front, coving to ceiling, central heating radiator and laminate flooring.

Shower Room

Double glazed windows to front and rear, ceiling spotlights, shower cubicle, tiled splashback, w/c, wash hand basin, cupboard housing the central heating boiler and tiled floor.

Rear Garden

Paved patio area, lawn beyond, hedge and fencing to boundary.





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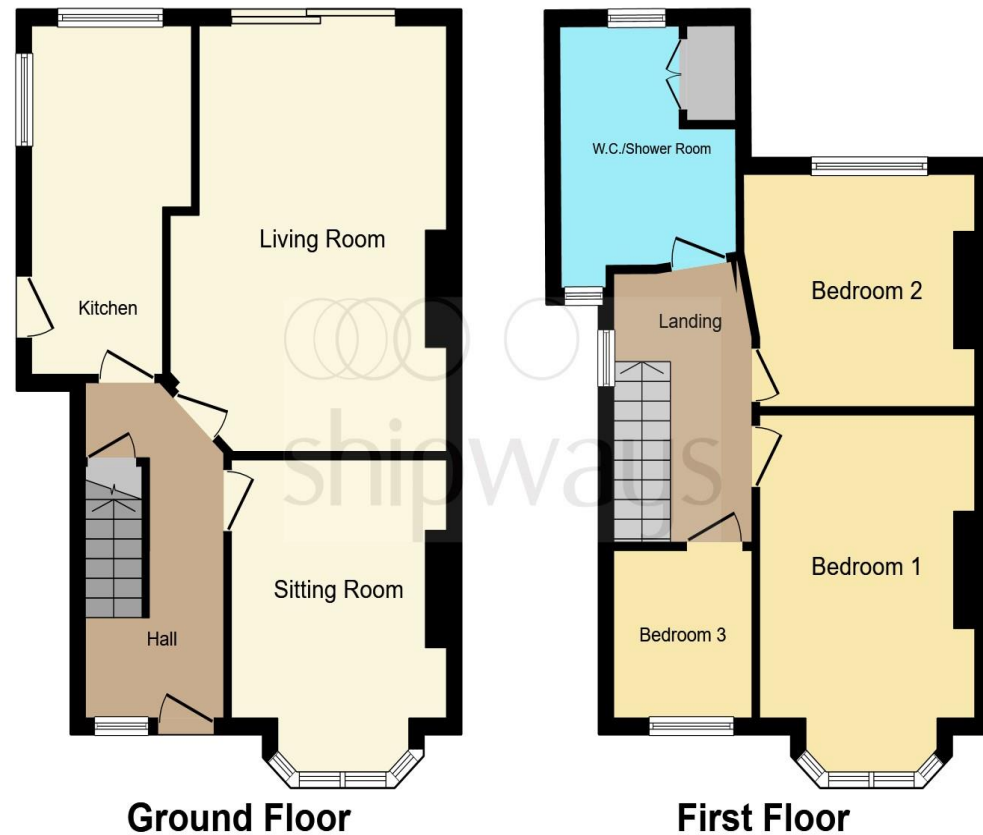
welcome to

Wheats Avenue, Birmingham

- Traditional semi-detached property.
- Great residential area.
- Close to the Queen Elizabeth Hospital.
- Cul-de-sac location.
- Three Bedrooms.

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of
£365,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HBN111729 - 0004

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