



Buckthorn Avenue, Birmingham B16 0QJ

welcome to

Buckthorn Avenue, Birmingham

***** DESIRABLE EDGBASTON LOCATION ***** COMMUTABLE TO LOCAL AMENITIES, HOSPITALS AND SCHOOLS ***** FOUR BEDROOM FAMILY HOME ***** DUAL ASPECT LIVING ROOM WITH MEDIA WALL ***** GENEROUS KITCHEN/DINING ROOM ***** EN SUITE MAIN BEDROOM ***** ENCLOSED REAR GARDEN ***** DRIVEWAY AND GARAGE *****

Agent Note

This property is council tax band D.

Entrance Hall

Double glazed frosted front door, central heating radiator, built in storage.

Downstairs W/C

Low level flush w/c, wash hand basin with mixer tap, central heating radiator.

Lounge

19' x 14' extending to 17' plus recess. (5.79m x 4.27m extending to 5.18m plus recess.)
Double glazed window to front & rear, 2 central heating radiators, electric fireplace, immaculate.

Kitchen

19' x 9' 1" (5.79m x 2.77m)
Double glazed window to front & rear, 2 central heating radiators, range of wall & base units with worktops over, sink & mini sink with drainer, plumbing for utilities, gas hob, integrated oven & extractor hood over, tiles to splash-prone areas.

Landing

Double glazed window to rear, airing cupboard, loft access with pull down ladder, pendant light.

Bedroom 1

13' 1" x 12' (3.99m x 3.66m)
Double glazed window to front, central heating radiator, irregular shape, en-suite.

En-Suite

Tiled throughout, low level flush w/c, wash hand basin with mixer tap, free standing shower.

Bedroom 2

10' x 7' (3.05m x 2.13m)
Double glazed window to rear, central heating radiator, irregular shape, CCTV unit.

Bedroom 3

9' to wardrobe. extending to 11' " x 10' (2.74m to wardrobe. extending to 3.35m x 3.05m)
Double glazed window to front, central heating radiator, built in wardrobe, irregular shape.

Bedroom 4

14' x 7' (4.27m x 2.13m)
Double glazed window to rear, central heating radiator, irregular shape.

Bathroom

Double glazed frosted window to front, tiled to splash-prone areas, heated towel rail, shower over bath, wash hand basin with mixer tap, low level flush w/c.

Rear Garden

Good sized, patio, lawn, well maintained, gate access to side driveway.

Garage

17' x 8' 1" (5.18m x 2.46m)
Room for 1 car.





view this property online shipways.co.uk/Property/HBN111804



welcome to

Buckthorn Avenue, Birmingham

- Desirable Edgbaston Location
- Commutable to local amenities, hospitals and schools
- Four bedroom family home
- Dual aspect living room with media wall
- Generous kitchen/dining room

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

offers over
£425,000



Ground Floor



First Floor

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/HBN111804



Property Ref:
HBN111804 - 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.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk