









### 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 \*\*\*\*\* 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' "  $\times$  10' (2.74m to wardrobe. extending to 3.35m  $\times$  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**

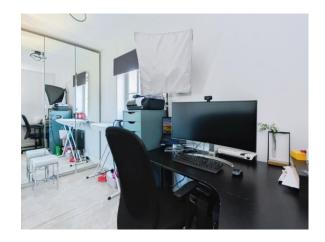
Double glazed frosted window to front, tiled to splash-prone areas, heated towel rail, shower over bath, wash hand basin with mixer tap, low level flush w/c.

### **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.













## 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** 

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