



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 taps, 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 taps, 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.





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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

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