



**Hunstanton Avenue, Birmingham B17 8SX**

**welcome to**

## **Hunstanton Avenue, Birmingham**

\*\*\*\* B17 HARBORNE \*\*\* PERFECT FAMILY HOME \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* THREE GOOD SIZED BEDROOMS \*\*\* FITTED KITCHEN \*\*\*  
GENEROUS LIVING ROOM \*\*\* PRIVATE, ENCLOSED REAR GARDEN \*\*\* DRIVEWAY AND GARAGE \*\*\*\*

### **Agent Note**

This property is council tax band D.

### **Entrance Porch**

Double glazed window to front, front door, utility space.

### **Lounge**

17' 1" x 11' ( 5.21m x 3.35m )

Double glazed window to rear & french doors, central heating radiator, electric fireplace, understairs storage.

### **Kitchen**

15' x 9' ( 4.57m x 2.74m )

Double glazed window to porch, central heating radiator, integrated oven & fridge freezer, range of wall & base units with worktops over, extractor hood, induction hob, tiled splashback, breakfast bar, storage cupboard.

### **Landing**

storage cupboard.

### **Bedroom 1**

11' x 11' ( 3.35m x 3.35m )

Double glazed window to rear, central heating radiator.

### **Bedroom 2**

11' x 9' ( 3.35m x 2.74m )

Double glazed window to front, central heating radiator.

### **Bedroom 3**

14' x 5' 1" ( 4.27m x 1.55m )

Double glazed window to rear, central heating radiator.

### **Bathroom**

Double glazed window to front, corner shower, heated towel rail, wash hand basin with mixer tap, low level flush w/c, tiled walls.

### **Rear Garden**

Enclosed, low maintenance, decking, gate access to front.







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welcome to

## Hunstanton Avenue, Birmingham

- B17 Harborne.
- Lovely family home.
- Excellent transport links.
- Three good sized bedrooms.
- Fitted kitchen.

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

**£340,000**



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](http://www.focalagent.com)

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