



Wheats Avenue, Birmingham B17 0RJ

welcome to

Wheats Avenue, Birmingham

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



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" chimney breast (4.37m into bay x 3.12m chimney breast)

Single glazed bay window to front, central heating radiator and gas fire.

Rear Reception Room

18' 1" x 12' 9" chimney breast (5.51m x 3.89m 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" chimney breast (4.55m into bay x 3.02m 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 spot lights, shower cubicle, tiled splashback, wc, wash hand basin, cupboard housing the central heating boiler and tiled floor.

Rear Garden

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

Agent Note

The Council tax Band is D.



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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

£425,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
HBN110635 - 0003

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