



Braceby Avenue, Birmingham B13 0UP

welcome to

Braceby Avenue, Birmingham

A well presented and deceptively spacious three bedroom mid-terrace situated in the popular residential area of Billesley. The home is ideal for first time buyers, a family or a buy to let investor with the property being close to local amenities and near to schools.

Agent Note

The Council Tax Band is B.

Entrance Hall

Obscure double glazed door to side.

Entrance Hall

Obscure double glazed door to front. Access to storage cupboard.

Guest Wc

Obscure double glazed door to front. Low level toilet and hand wash basin with pedestal. Tiling to splash prone areas.

Kitchen-Diner

14' 7" x 9' 4" (4.45m x 2.84m)

Double glazed door to front. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob and extractor hood over). Space for free standing appliances (fridge-freezer). Tiling to splash prone areas.

Lounge

14' 11" plus door recess x 11' 11" max (4.55m plus door recess x 3.63m max)

Double glazed sliding door to rear. Space for electric fire.

Landing

Access to loft and storage cupboard.

Bedroom One

15' 2" x 9' 7" (4.62m x 2.92m)

Double glazed window to rear. Access to storage cupboard.

Bedroom Two

11' 4" x 9' 6" (3.45m x 2.90m)

Double glazed window to front.

Bedroom Three

11' 8" x 5' 11" (3.56m x 1.80m)

Double glazed window to rear.

Bathroom

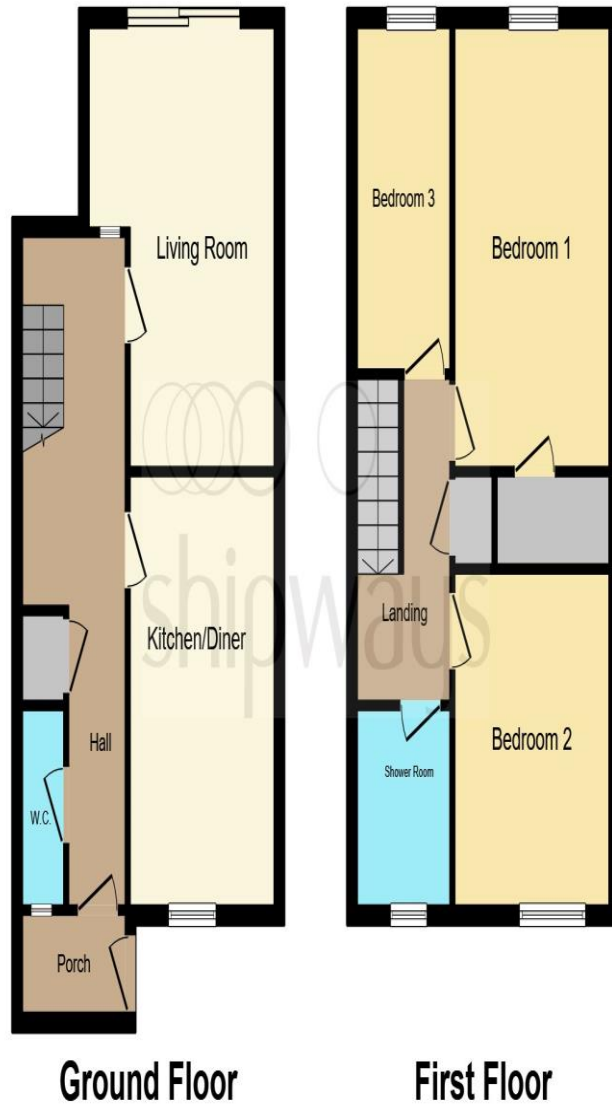
Obscure double glazed window to front. Low level toilet, hand wash basin with vanity unit and shower cubicle. Floor to ceiling tiles.

Rear Garden

Decking area with open canopy porch. Access to storage.

Parking

Off road parking.



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



welcome to
Braceby Avenue,
Birmingham

- THREE BEDROOM MID-TERRACE
- KITCHEN-DINER
- LOUNGE
- SHOWER ROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: D

offers over

£190,000



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Property Ref:
SLY111075 - 0006

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