

for sale

offers in the region of **£265,000**



Hurdlow Avenue Birmingham B18 5QQ

Spacious Four-Bedroom Home with Conservatory - B18,

Hurdlow Avenue Birmingham B18 5QQ

Approach

Slabbed patio with plants/shrubs.

Entrance Hall

Laminate flooring, radiator.

Ground Floor W.C

W.c, wash hand basin.

Lounge

14' 1" x 13' 9" (4.29m x 4.19m)
Laminate flooring, fire surround, radiator.

Kitchen

14' 7" x 12' (4.45m x 3.66m)
Fitted kitchen with wall and base units, work surfaces, sink and drainer, cooker point with extractor fan overhead, laminate flooring.

Conservatory

13' 6" x 16' 4" (4.11m x 4.98m)

Tiled.

Landing

Carpet flooring, storage and doors off to:

Bedroom One

12' 4" x 9' 4" (3.76m x 2.84m)
Carpet flooring, storage, radiator.

Bedroom Two

12' 5" x 11' 3" (3.78m x 3.43m)
Carpet flooring, fitted blinds and radiator.

Bedroom Three

6' 8" x 11' 6" (2.03m x 3.51m)
Carpet flooring and fitted blinds.

Bedroom Four

7' 4" x 10' 7" (2.24m x 3.23m)
Carpet flooring.

Bathroom



Bath with shower overhead, wash hand basin, w.c, towel rail, lino flooring.

Rear Garden

Patio area with lawn beyond, various plants/shrubs and shed.

Outbuilding

24' 3" x 5' 8" (7.39m x 1.73m)

Access to the side.







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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Property Ref: DIG112936 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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