



smarthomes

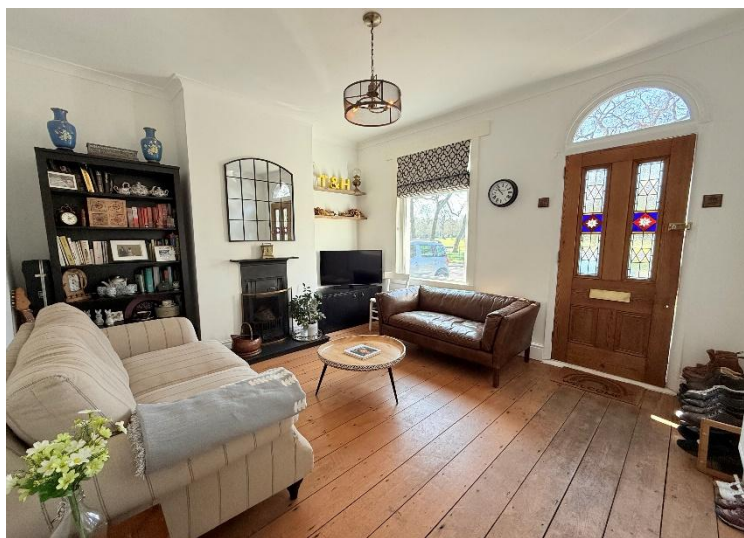
Avenue Road

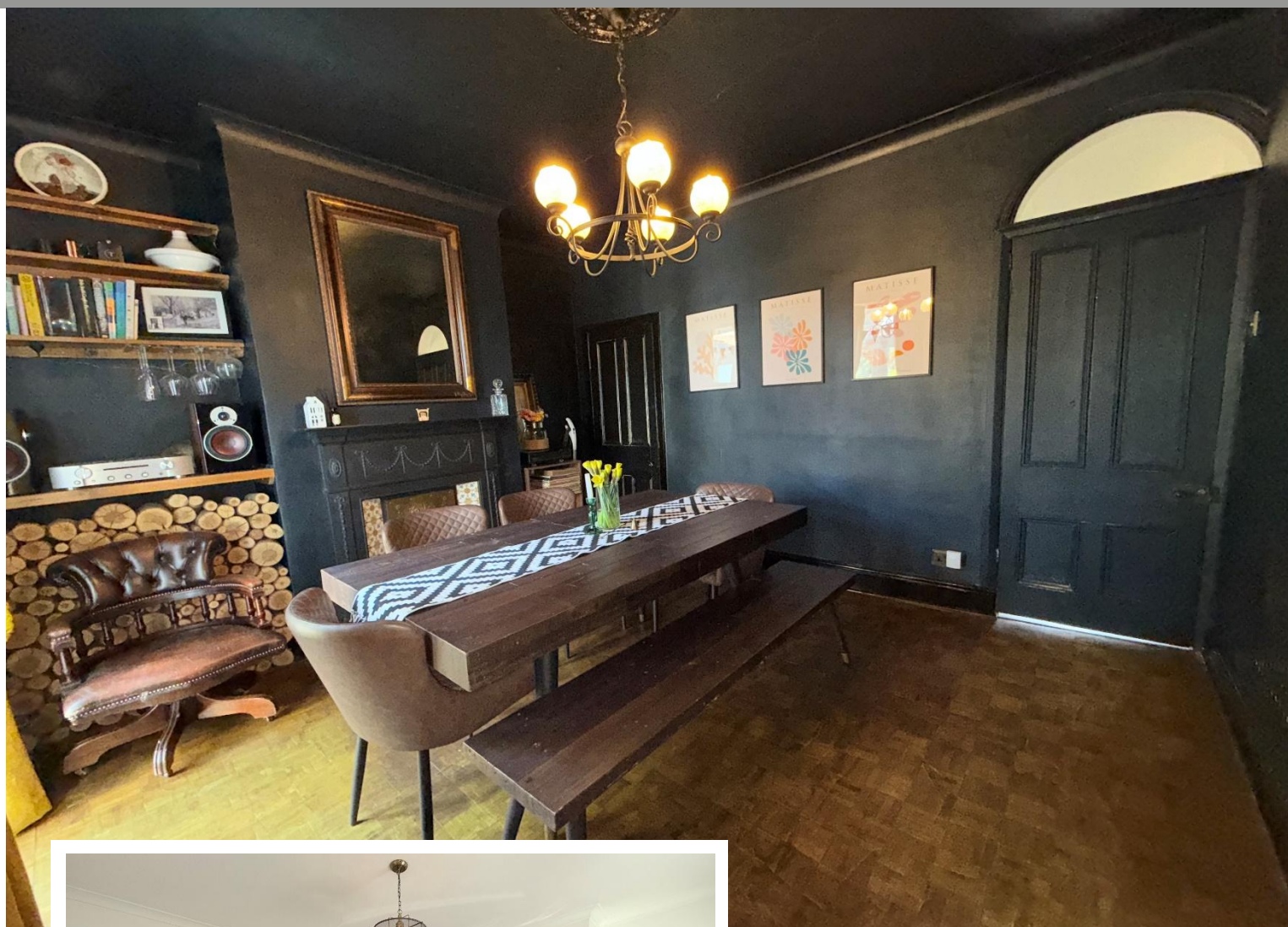
Kings Heath, Birmingham

- A Beautifully Presented & Characterful Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Delightful Landscaped Rear Garden

£365,000

Current EPC Rating - 62 (D)
Current Council Tax Band - C





Property Description

A beautifully presented and characterful terraced house benefiting from lovely views to the front towards Kings Heath Park and briefly affording three double bedrooms, lounge, dining room, kitchen, modern ground floor bathroom, delightful landscaped rear garden and driveway parking

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



Rooms & Measurements

Lounge to Front - 3.89m x 3.51m (12'9" x 11'6")

Dining Room - 3.89m x 3.45m (12'9" x 11'4")

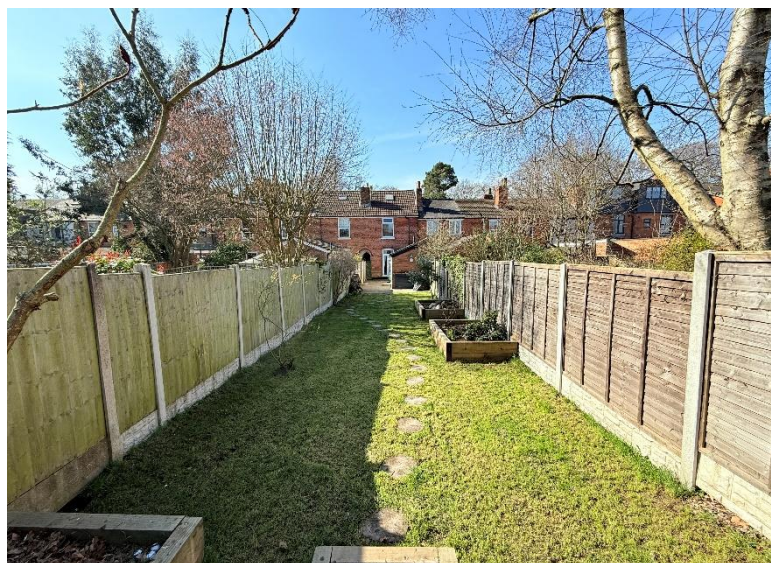
Kitchen - 5m x 1.83m (16'5" x 6'0")

Ground Floor Bathroom - 2.03m x 1.85m (6'8" x 6'1")

Bedroom One to Front - 3.89m x 3.51m (12'9" x 11'6")

Bedroom Two to Rear - 5m x 3.51m (16'5" (max) x 11'6")

Bedroom Three - 3.96m x 3.28m (13'0" x 10'9")



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.