



smarthomes

## Avenue Road

Kings Heath, Birmingham

- A Well Presented & Extended Mid Terrace Property
- Two Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen
- Boasting Many Period Features
- No Upward Chain

**£300,000**

Current EPC Rating 64 (D)

Current Council Tax Band C







## Property Description

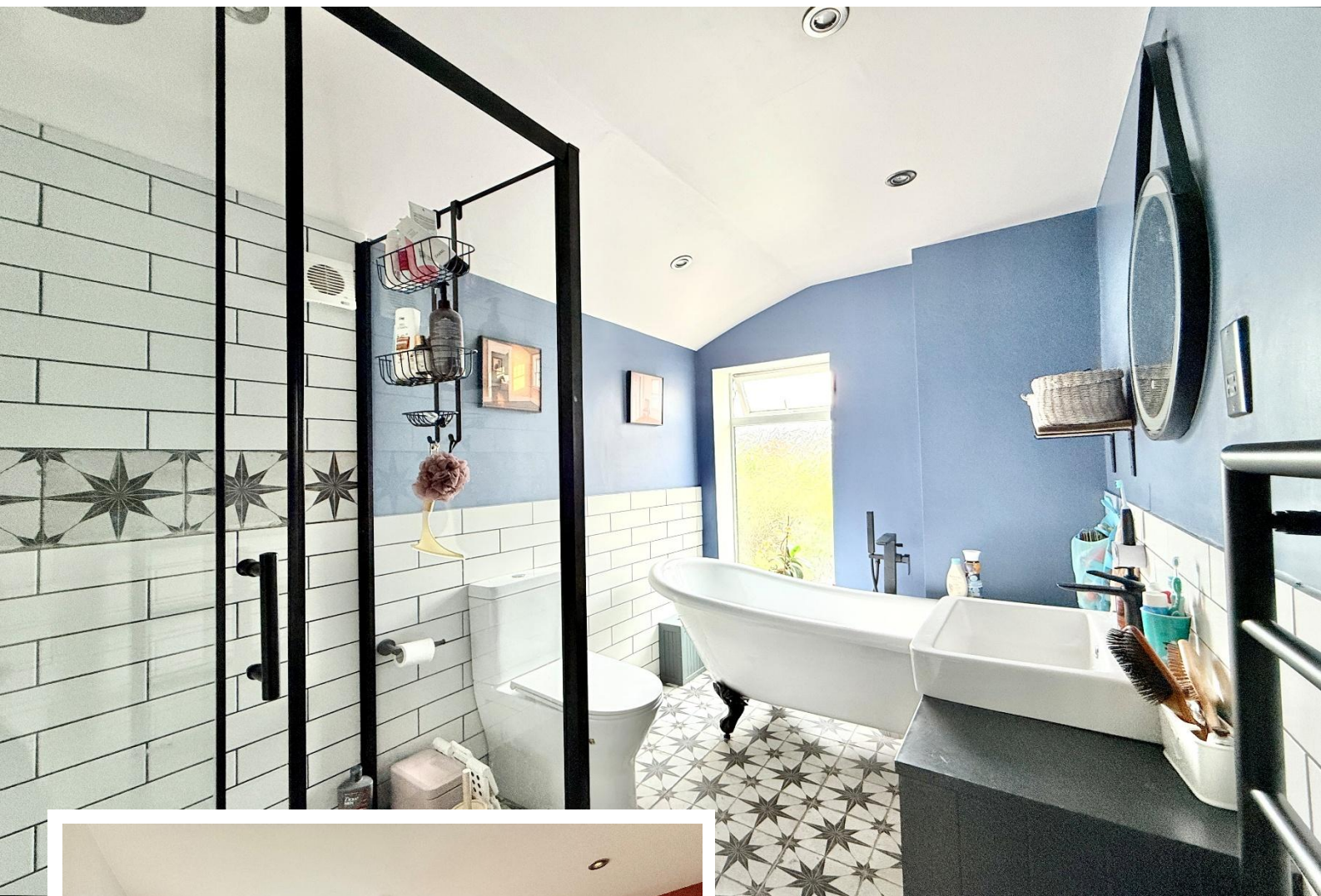
A well presented and extended mid terrace property boasting many period features and briefly affording two bedrooms, two reception rooms, extended breakfast kitchen, modern family bathroom, rear garden, off-road parking and park views to the front. No upward chain

### 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

Reception Room One to Front - 3.56m x 3.45m (11'8" x 11'4")

Reception Room Two to Rear - 3.73m x 3.43m (12'3" x 11'3")

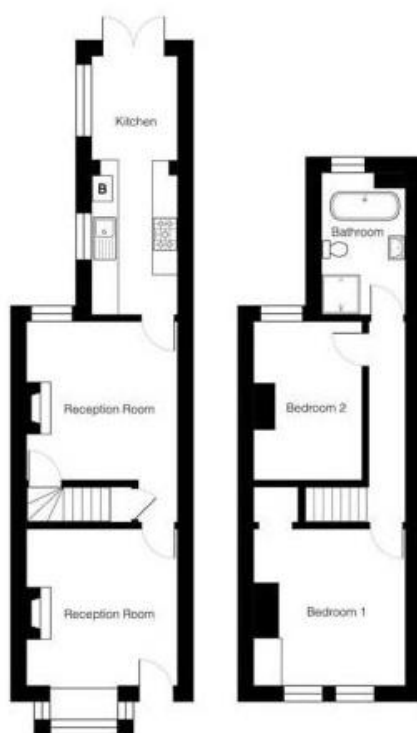
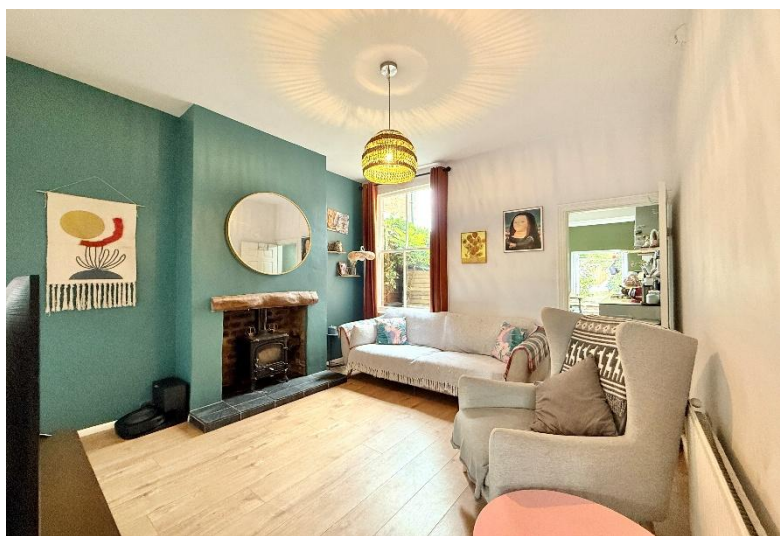
Breakfast Kitchen to Rear - 5.99m x 1.93m (19'8" x 6'4")

Bedroom One to Front - 3.56m x 3.48m (11'8" x 11'5")

Bedroom Two to Rear - 3.66m x 2.57m (12'0" x 8'5")

Four Piece Family Bathroom - 3.2m x 1.91m (10'6" x 6'3")





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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.