





## Offers Over £300,000

### Aubrey Road, Small Heath, Birmingham, B10 9DE

- No Upward Chain
- Three Double Bedrooms
- Three Reception Rooms
- Ideal Family Home
- Recently Refurbished Beautifully Presented
- Kitchen
- Downstairs Shower Room & First Floor Bathroom
- Front and Rear Gardens (potential to put a driveway in subject to council approval)
- Potential to Extend (subject to planning)
- Close to Local Schools, Shops and Transport Links

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band =

**\*\* NO UPWARD CHAIN \* EXTENDED TERRACED FAMILY HOME \* THREE BEDROOMS \* DOWNSTAIRS SHOWER ROOM \* FIRST FLOOR BATHROOM \* INTERNAL VIEWING ESSENTIAL! \* RECENTLY RENOVATED \* THREE RECEPTION ROOMS \*\***

AN OPPORTUNITY TO PURCHASE THIS EXTENDED FAMILY RESIDENCE , located on AUBREY ROAD, SMALL HEATH, DO NOT MISS OUT!! CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 TODAY.  
The property is approached via a FRONT GARDEN with accommodation comprising of: HALLWAY THREE RECEPTION ROOM, RE FITTED KITCHEN, RE FITTED SHOWER ROOM and GARDEN to the ground floor. To the first floor there are THREE BEDROOMS and a RE FITTED FAMILY BATHROOM. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate : D

### APPROACH

Access is gained via paved path with lawned front garden leading to front door:

### Hallway

With stairs to first floor, central heating radiator and doors to:

### Reception One

Double glazed bay window to front and central heating radiator.

### Reception Two

Double glazed window rear and central heating radiator.

### Reception Three

Double glazed window to side, window to side, central heating radiator and door to:

### Refurbished Kitchen

Double glazed window to side, fitted with a range of matching base and drawer units, with work surface over incorporating stainless steel sink and drainer with mixer tap over and tiled floor.

### Refurbished Shower Room

Double glazed frosted window to rear suite comprising walk in shower with shower over, low level w.c, wash hand basin, heated towel rail, tiled walls and floor.

### FIRST FLOOR

Landing

Doors off:

Bedroom One

Two Double glazed windows to front and central heating radiator.

Bedroom Two

Double glazed window to rear and central heating radiator.

Bedroom Three

Double glazed window to rear and central heating radiator.

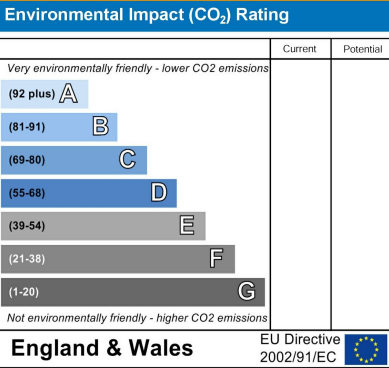
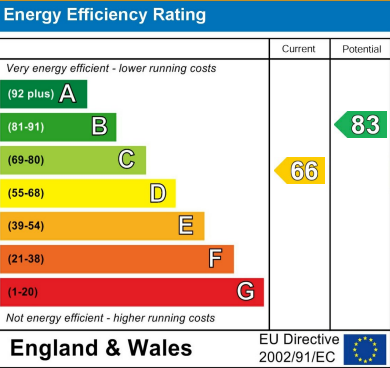
Refurbished Bathroom

Double glazed frosted window to side, suite comprising panelled bath with shower over, wash hand basin, low level w.c, heated towel rail, tiled walls and floor.

OUTSIDE

Rear Garden

Enclosed with patio area and being mainly laid to lawn.





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