

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Heathmere Avenue, Birmingham | £280,000

* SEMI DETACHED HOME * DRIVEWAY * THREE BEDROOMS * FAMILY REAR GARDEN **
POPULAR LOCATION * 360 VIRTUAL TOUR AVAILABLE! **

THIS IS AN EXTENDED FAMILY HOME READY TO MOVE STRAIGHT INTO!! AN INTERNAL VIEWING IS RECOMMENDED!! ...SITUATED CLOSE TO ALL LOCAL AMENITIES...
CALL OUR YARDLEY OFFICE FOR A VIEWING ON 0121-783-3422 to ensure you DON'T MISS OUT!!
The property is approached via a block paved DRIVEWAY providing off road parking for your vehicle with accommodation comprising of . enclosed porch, entrance, hallway, LOUNGE & SEPARATE DINING ROOM, EXTENDED FAMILY KITCHEN, utility & guest W.C and PRIVATE REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS and Bathroom. The property benefits from central heating and double glazing where specified.
Energy Performance Certificate : D

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Approach

The property is accessed via a shared, dropped kerb and leading to:-

Driveway

A block paved driveway providing parking for two vehicles with a brick wall and timber fencing to the front and side and leading to an enclosed, double glazed entrance porch.

Enclosed Porch

Double glazed door and windows to the front and leading into an additional entrance door into:-

Entrance Hallway

Staircase to first floor landing. Under-stairs storage cupboards. Radiator. Wood effect flooring. Doors giving access to ground floor accommodation:-

Lounge

28'0" into bay window x 11'3" (8.53m into bay window x 3.43m)
Double glazed bay window to the front and radiators. Feature wood fire surround with decorative gas fire. Double doors to the rear leading into:-

Dining Room

9'9" x 8'6" (2.97m x 2.59m)
Radiator. Wood effect flooring. An archway allowing access to the kitchen. Double glazed sliding doors to the rear leading to the garden.

Extended Family Kitchen
18'0" x 6'6" (5.49m x 1.98m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Appliances include a gas hob with electric oven underneath. Part tiling to the walls. Plumbing for a washing machine. Radiator. Wood effect flooring. Double glazed window to the side.Ceiling spotlights. A door to the rear giving access to a rear lobby.

Rear Lobby

Double glazed windows to the side and rear. Additional door leading into the separate W.C.

Separate W.C

Suite comprises of a wash basin and low flush W.C. Double glazed window to the rear. Wood effect flooring.

FIRST FLOOR

Landing

Double glazed stained window to the side. Ceiling loft hatch with retractable ladder. Doors leading to first floor accommodation:-

Bedroom One

15'2" into bay window x 8'5" to wardrobes (4.62m into bay window x 2.57m to wardrobes)
Double glazed bay window to the front and radiator. Built in wardrobes.

Bedroom Two

12'0" x 10'6" (3.66m x 3.20m)
Double glazed bay window to the rear and radiator.

Bedroom Three

7'9" x 6'9" (2.36m x 2.06m)
Double glazed window to the front and radiator.

Bathroom

Suite comprises of a corner bath unit with a tap shower, wash basin and low flush W.C. Separate shower cubicle with a boiler fed shower over. Tiling to the walls. Extractor fan. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side gate allowing access to/from the front of the property. The rear garden comprises a block paved patio and lawn. Timber storage shed.

