

**MOST ATTRACTIVE AND APPEALING THREE BEDROOM INNER  
TOWN HOUSE IN POPULAR STIRCHLEY**



**10 MILLHAVEN AVENUE  
STIRCHLEY  
BIRMINGHAM B30 2QH**

- Popular residential location in Stirchley
- Delightful living room and modern fitted breakfast/ kitchen
- Three bedrooms and family shower room
- Enclosed rear garden
- Central heating and double glazing
- No upward chain

**Offers in region of £245,000**

A three bedroom mid town house offering spacious accommodation throughout in popular Stirchley location just off Hazelwell Crescent and being within easy reach of Stirchley and Kings Heath centres.

#### THE ACCOMMODATION COMPRISES

**APPROACH** via fore garden with a paved path through lawned areas leading to double glazed entrance door .

**ENTRANCE LOBBY** with radiator, double glazed window, meter cupboards and part glazed inner door opening to the living room.

**DELIGHTFUL LIVING ROOM 16' 4" (overall) x 15' 10"** with radiator, stairs to first floor landing with traditional spindled balustrade, door to the kitchen. A delightful living room with double glazed window to the front., store cupboard and recess under the stairs.



**FITTED DINING/ KITCHEN 15' 10" x 10' 4"** having a range of floor, wall units with wood fascias and complimentary work surface over, tiling to splash back, inset sink and drainer unit with mixer tap, space for appliances including a peninsular unit, integrated fridge/ freezer, wall mounted 'Baxi' gas fired 'combi' central heating boiler, double glazed window overlooking them garden and tiled floor in the kitchen area.

In the dining area is a further double glazed window, radiator and double glazed door to the rear lobby

**REAR LOBBY** with double glazed door to the rear garden and door to SEPARATE WC



**FIRST FLOOR LANDING** doors off to the bedrooms and bathroom, Linen Cupboard and loft access.

**BEDROOM ONE** 13' 8" x 8' 6" with a radiator, double glazed window to the front and built in wardrobe.

**BEDROOM TWO** 10' 6" x 9' 2" with a radiator, double glazed window to the rear and wide built in wardrobe.

**BEDROOM THREE** 10'8" (maximum into door recess) x 7' 1" with a radiator and double glazed window to the rear.



**SHOWER ROOM** being fully tiled and comprising a suite of corner shower enclosure with thermostatic mixer shower, low level flush WC and pedestal wash hand basin, chrome ladder style radiator and wide double glazed window to the rear with obscure glass.



## OUTSIDE

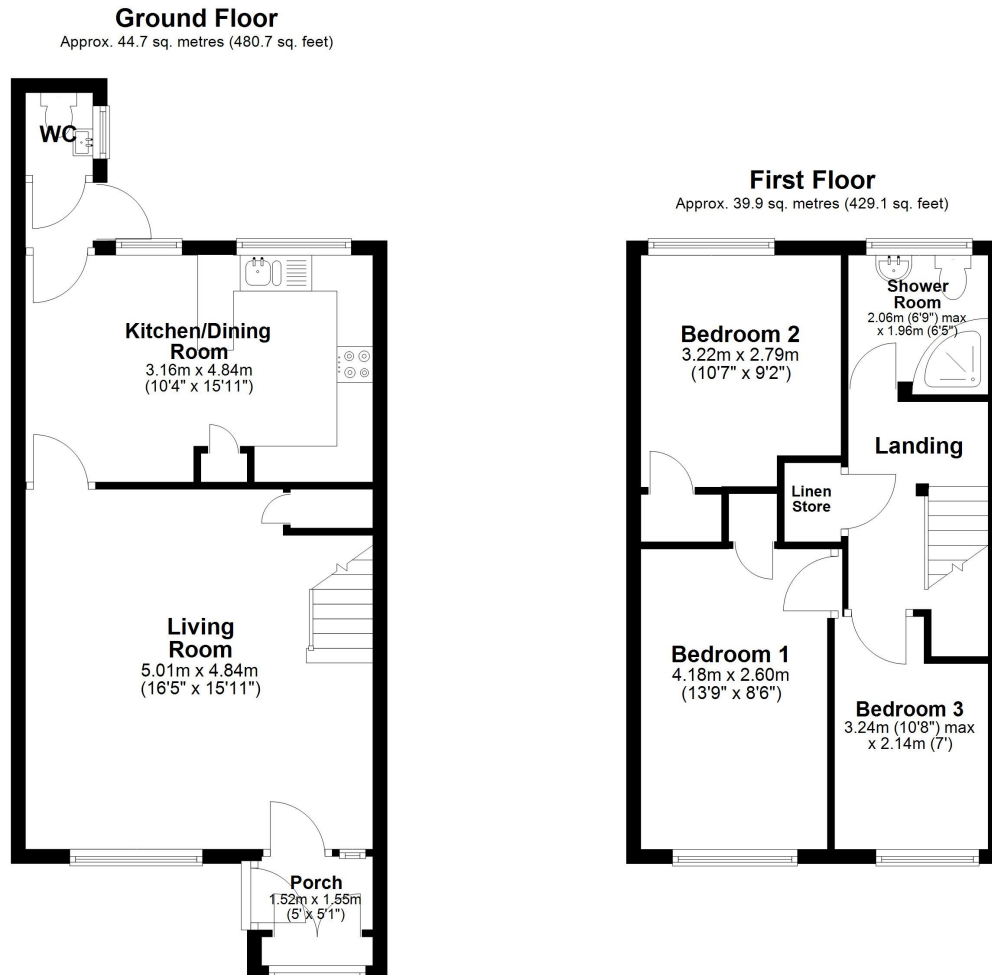
**ATTRACTIVE REAR GARDEN** enclosed rear garden with full width paved patio and path to the rear access gate with a n artificial grass area and fencing to the boundaries.

**GARAGE** in nearby block



## GENERAL INFORMATION

<b>TENURE</b>	We are informed it is intended to convey the property on a Freehold basis.
<b>VIEWING</b>	By prior appointment with Oakton Estates on 0121 459 9641
<b>EPC Rating</b>	<b>‘C73’</b>
<b>Council Tax</b>	Band <b>‘B’</b> (Birmingham)



Total area: approx. 84.5 sq. metres (909.8 sq. feet)

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.