



48 Third Avenue, Birmingham, B29 7EX

£625,000

A unique opportunity to acquire this impressive five-bedroom end-terraced family home located on the desirable Third Avenue, Selly Park. This property has been thoughtfully restored and considerably improved benefiting from a double storey extension to the side providing a spacious modern living accommodation whilst still retaining a wealth of period details. The side extension is of the same dimension of the original house and has been done in keeping with the conservation status of the avenues.

Approached via a gated fore garden with tended mature shrubs leading into the main entrance hall which displays a beautiful original archway. To the front of the property is the original reception room with additional period features boasting high ceilings, coving and original cast iron fireplace with tiling.

To the rear of the ground floor is a substantial living / dining room, a perfect family space or entertainment room boasting an array of natural light throughout. Following on from the living / dining room you are met with a modern kitchen which has a beautiful outlook onto the private garden.

To the first floor you are met with three generous double bedrooms and main family bathroom with bath and shower. The master bedroom comprises of a modern en-suite with bath and a sizable walk in wardrobe. To the second floor of the property is a large landing and two further large double bedrooms with incorporated built in storage.

EPC - C

Council Tax Band - D

Tenure - Freehold

Location



Third Avenue is ideally located only being a stone's throw from the ever popular Cannon Hill Park, Queen Elizabeth Hospital, Birmingham University. The property also benefits from excellent transport links into Birmingham City Centre and falls into the catchment area for outstanding local schools.

Entrance Hall



Wood flooring, two ceiling spotlight points, underfloor heating, ceiling light point, archway, stairs leading to first floor and doors leading to; front reception room, kitchen, downstairs WC, living / dining room and garden.

Front Reception Room



Wood flooring, double glazed bay window to front elevation, ceiling light pendant, underfloor heating and original fireplace with feature surround.

Living / Dining Room



Wood flooring, double glazed obscure window to front elevation, two double glazed windows to side elevation, two double glazed French doors to rear and side elevation, two ceiling light points with ceiling rose, original fireplace with feature surround and underfloor heating.

Kitchen



Wood flooring, double glazed windows to rear elevation, underfloor heating, ceiling spotlight points,

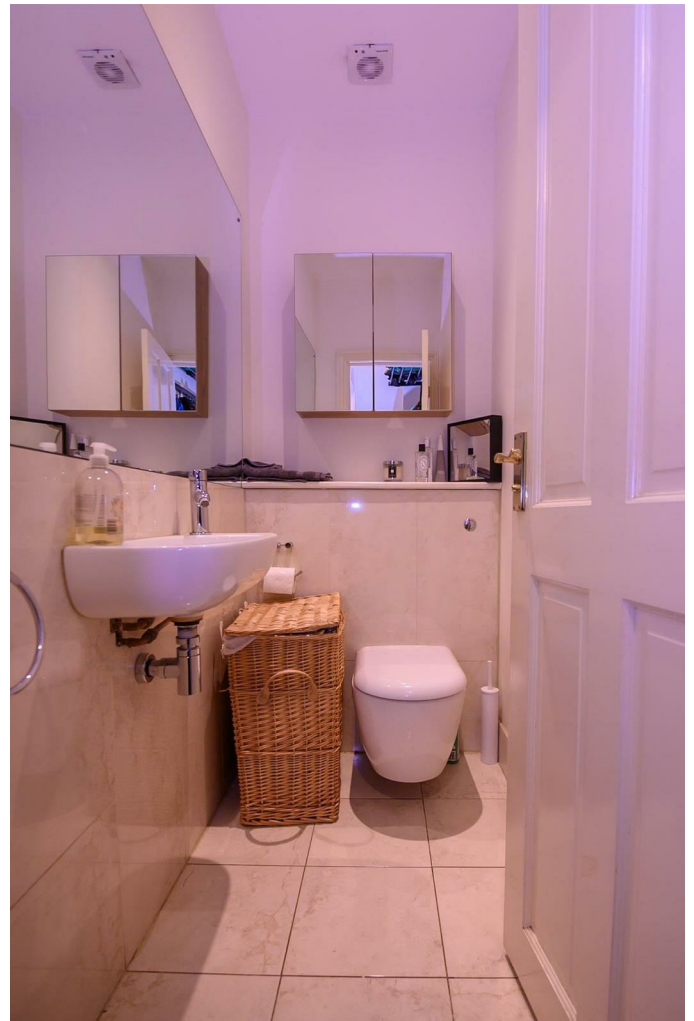
wall spotlight points, ceiling light pendant, double glazed French door to rear elevation, double sink, integrated gas oven with hob, secondary integrated oven, ample cupboard space and door leading to pantry.

Pantry



Tiled flooring, underfloor heating, two ceiling spotlight points and ample shelving.

Downstairs W.C / Cloakroom



Tiled flooring, part tiled walls, underfloor heating, ceiling spotlight point, low flush W.C and hand wash basin.

Garden



Maintained lawn, mature shrub beds, fences and hedges to boundaries.

First Floor Landing



Wood flooring, radiator, ceiling spotlight points, stairs to second floor and doors leading to; Master bedroom, bedroom two, family bathroom and bedroom three.

Master Bedroom



Wood flooring, obscure double glazed sash window window to front elevation, double glazed door to side elevation opening to Juliette balcony, five wall light points, radiator and doors leading to; en-suite and walk in wardrobe.

EN-Suite



Tiled flooring, part tiled walls, two heated towel rails, ceiling spotlight points, double glazed window to rear elevation, bath with shower over, low flush W.C, bidet and hand wash basin with storage underneath.

Walk-in-wardrobe



Wood flooring, ceiling spotlight points, double glazed window to rear elevation, radiator and built in sliding door wardrobes.

Bedroom Two



Wood flooring, double glazed sash window to front elevation, ceiling light pendant, built in storage and radiator.

Bedroom Three



Wood flooring, double glazed window to rear elevation, ceiling light point and radiator.

Utility Room

Laminate flooring, double glazed window to side elevation and ceiling spotlight points.

Family Bathroom



Tiled flooring, part tiled walls, double glazed window to rear elevation, ceiling spotlight points, two heated towel rails, shower cubicle, bath, low flush W.C, hand wash basin with storage underneath.

Second Floor Landing



Wood flooring, wall light point, radiator, build in

storage and doors leading to; bedroom four and bedroom five

Bedroom Four



Wood flooring, double glazed window to rear elevation, wall light point and radiator.

Bedroom Five



Wood flooring, double glazed window to front elevation, double glazed skylight, radiator, built in storage cupboard and ceiling spotlight points.

Floor Plan

Approx Gross Internal Area
212 sq m / 2277 sq ft

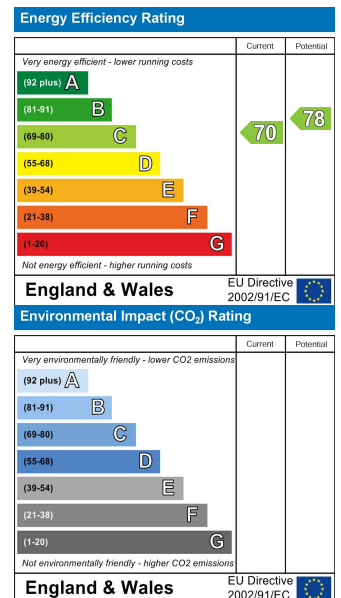


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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