



26 ROSEBAY AVENUE BIRMINGHAM, B38 9QT

£210,000
FREEHOLD

Kings Norton * End of Terrace 3 Bed, 1 Bath + WC * Freehold * Front & Rear Gardens * Great Location * Well Presented * Viewings Recommended * Contact Davidson Estates to Arrange Viewing
* Council Tax: Band B * EPC Rating: Rated C

Davidson

26 ROSEBAY AVENUE

KINGS NORTON | End of Terrace 3 BED,
1 BATH + WC | FREEHOLD | Front &
Rear Gardens | Great Location | Well
Presented | Viewings Recommended |
Contact Davidson Estates to Arrange

Viewing | |



Full Description

This well maintained modern end terraced is set back from the road, front garden with side gate providing

access to the rear garden and pathway leading to an enclosed porch. Rosebay Avenue is a popular location for first time buyers and young families and is close to good local schools, amenities and transport networks to Kings Norton, Longbridge and Birmingham City Centre.

ENCLOSED PORCH Double glazed door, obscure double glazed window to rear aspect, aquaboard cladding, meter cupboard, plumbing for automatic appliance, entrance door into

ENTRANCE HALL Having stairs to first floor, central heating radiator, tile effect laminate flooring, door to understairs storage and door to

GUEST WC Double glazed window to fore, close couple wc, vanity unit with hand wash basin inset, central heating radiator, complimentary tiling to splash prone areas, ceramic floor tiling

LOUNGE 14' 08" x 11' 04" (4.47m x 3.45m) max measurement Double glazed bay window, built in wall units with shelving, feature fire surround, central heating radiator, tile effect laminate flooring

BREAKFAST KITCHEN/DINER 17' 07" x 11' 03" (5.36m x 3.43m) max including units/recess Double glazed window to rear, double glazed French doors, modern range of base, wall mounted and display cabinets with roll top work surfaces, one and a half stainless steel sink with drainer and mixer taps, complimentary tiling to splash prone areas, integrated electric oven, four ring gas hob and extractor hood, integrated fridge and freezer, recess and plumbing for automatic appliance, double doors to storage cupboard, ceramic tiling to floor

LANDING Loft access, doors to linen cupboard housing Worcester combination boiler, door to bulk head storage cupboard, further doors to

BEDROOM ONE 13' 08" x 11' 04" (4.17m x 3.45m) max including door recess Double glazed window to fore, central heating radiator

BEDROOM TWO 12' 05" x 10' 08" (3.78m x 3.25m) Double glazed window to rear, Central heating radiator, laminate flooring

BEDROOM THREE 8' 09" x 8' 09" (2.67m x 2.67m) Double glazed window to fore, central heating radiator

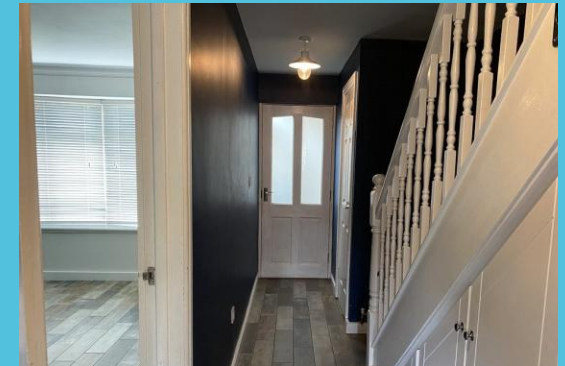
BATHROOM Obscure double glazed window to rear, modern white suite comprising: 'L' shaped bath with shower over, vanity unit with hand wash basin inset, close couple wc, central heating radiator, complimentary tiling to splash

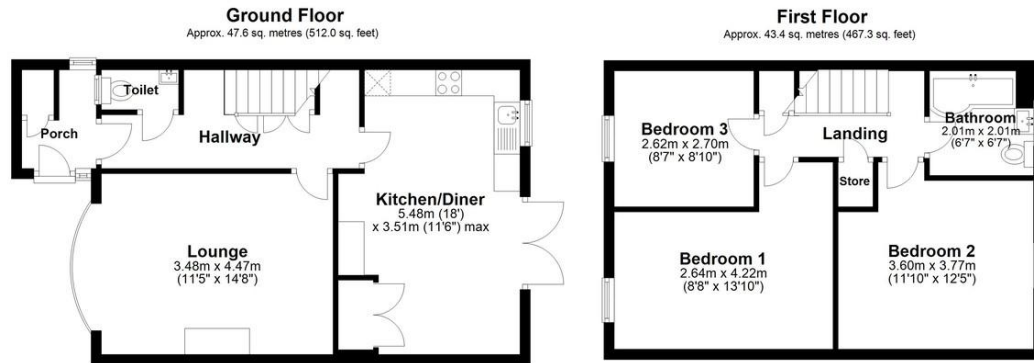
prone areas

REAR GARDEN Paved patio area, panel fencing to all boundaires, double glazed door to storage outbuilding.

TENURE - FREEHOLD The seller has advised that the property is Freehold.

26 ROSEBAY AVENUE





%epcGraph_c_1_317%

Total area: approx. 91.0 sq. metres (979.3 sq. feet)

This floor plan is not to scale and is for illustration/marketing purposes only.
Plan produced using PlanUp.

Davidson

OFFICE

14 Frederick Road

Birmingham

West Midlands

B15 1JD

0121 455 7727

info@davidsonstates.co.uk

www.davidsonstates.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements