

Cottons

CHARTERED SURVEYORS

36 Austin Rise, West Heath,
Birmingham, B31 4QN

£249,950



- Three Bedrooms
- UPVC Double Glazing
- Recently Landscaped Rear Garden
- Modern Shower Room
- Gas Fired Central Heating
- Off Road Parking For Two Vehicles with EV Charger

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
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cottons.co.uk

Nestled in a peaceful cul-de-sac within a sought-after Longbridge location, this beautifully presented three-bedroom end-terraced home offers modern living with excellent transport links and local amenities. Perfect for first-time buyers, families, or professionals seeking easy access to Birmingham City Centre and Birmingham University Campuses. **Key Features • Spacious three-bedroom layout with modern interior design • Contemporary kitchen with sleek fittings and ample storage • Shower room upstairs and convenient downstairs WC • Extensively newly refurbished garden — ideal for entertaining or relaxing • Fully double glazed with central heating throughout • Off-road parking for two vehicles with EV charger and**

Property Tenure
Freehold

Council Tax Band
B

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Estate Agents Act 1979, Section 21
A member of Cottons has a personal interest in the property.

ACCOMMODATION

Entrance Hallway
Having access to stairwell and doors to

Lounge 15' 6" x 12' 0" (4.72m x 3.67m)
Having UPVC double glazed window to front, central heating radiator, built in modern electric fire surrounding with decorative storage feature.

WC
WC with wash basin, UPVC double glazed window to front, central heating radiator.

Kitchen/Diner 11' 3" x 15' 2" (3.44m x 4.62m)
Having range of matching wall and base units, single drainer sink unit, UPVC double glazed window and door to rear garden, central heating radiator, combination boiler.

First Floor

Landing

Bedroom 1 13' 1" x 8' 5" (4.00m x 2.57m)
Having UPVC double glazing, central heating radiator, full width and height built in wardrobes.

Bedroom 2
Having UPVC double glazing and central heating radiator,

Bedroom 3 10' 1" x 6' 6" (3.08m x 1.97m)
Having UPVC double glazing, central heating radiator and store cupboard.

Shower Room 6' 9" x 6' 4" (2.07m x 1.94m)
Having Double shower cubicle with thermostatic bar shower, wash basin with vanity unit and wc. frosted UPVC double glazed window and central heating radiator

Outside
Front: Block paved foregarden enabling off road parking for 2 vehicles and EV charging port, side access to rear garden. Rear: Recently landscaped rear garden consisting of composite decking area, patio area, feature wall and artificial lawn. Garage (single) located in a separate block.



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