



Collingdon Avenue, Birmingham





Property Description

A rare opportunity to purchase this 'must-see' four-bedroom link-detached, family home, in a quiet, cul-de-sac location. The property has vast potential, having the largest garden in the avenue (c. 0.26 acre, with rear access), integral garage and off-road parking. There is an additional large garage/workshop (with power, lighting and inspection pit) to the rear of the property, which may be altered to a small annex/dwelling, subject to appropriate local planning permission. This home is ready for the new owners to put their own stamp on and create their ultimate family home! The property also benefits from being close to local schools, amenities and transport links, such as bus routes, M42, Birmingham International Train Station, Airport & NEC. Call now to view, on 0121 742 1725.

Entrance Hallway

Central heating radiator and under stairs storage.

Lounge

26' 5" x 11' (8.05m x 3.35m)

Double glazed bay window to front elevation, double glazed sliding doors to rear elevation, electric fire and two central heating radiators.

Kitchen

14' 5" x 17' 5" (4.39m x 5.31m)

Double glazed window to rear and side elevation, single glazed door to side elevation, a range of wall and base units with work surface over incorporating double sinks with drainers, double electric oven, island incorporating a gas hob, plumbing and space for a washing machine and dishwasher and tiled to splash prone areas and floor.

across the width of rear and shed, adjacent to the house.

Landing

Airing cupboard, loft hatch and doors off to:

Bedroom One

17' 10" into bay x 12' 10" (5.44m into bay x 3.91m)
Double glazed bay window to front elevation, further double glazed window to front elevation and central heating radiator.

Bedroom Two

10' 10" x 13' 7" (3.30m x 4.14m)
Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Three

9' 4" x 12' 6" (2.84m x 3.81m)
Double glazed window to front elevation and central heating radiator.

Bedroom Four

9' 7" x 7' 8" (2.92m x 2.34m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, bath with mixer tap and shower attachment, shower cubicle, extractor fan, tiled floor and heated towel warmer.

W.C

Double glazed window to side elevation, WC and tiled to splash prone areas and floor.

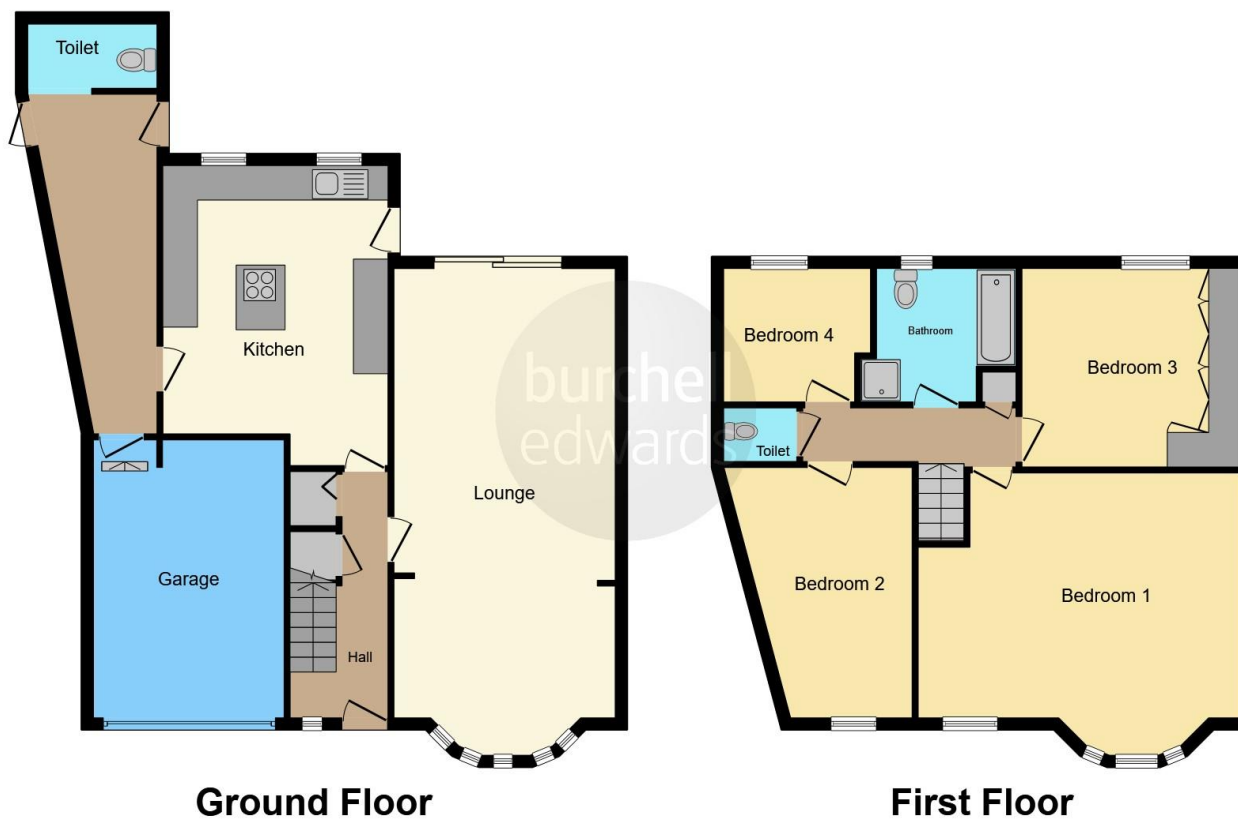
Garden

As the largest plot (c. 0.26 acres), this is a good size with mature trees towards the rear boundary. Fencing to both side boundaries with the neighbouring properties. The garden is mostly laid to lawn with borders to the edges and with a large paved patio area









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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Property Ref: SHL208280 - 0005