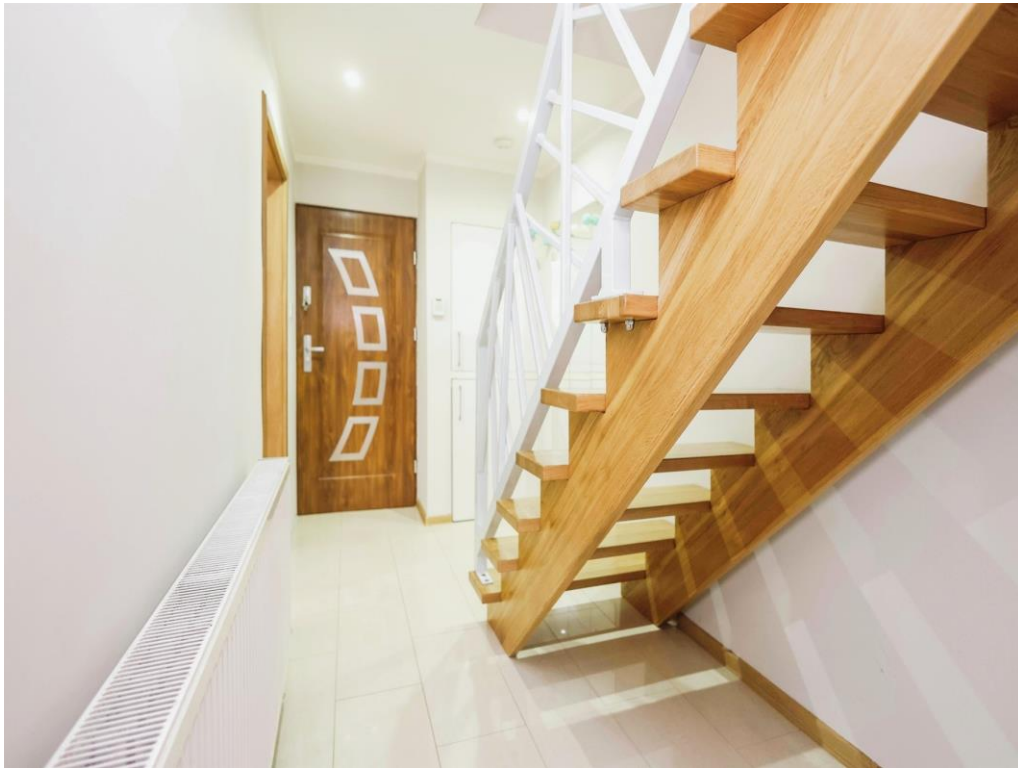




Averill Road, Birmingham





Property Description

IMMACULATE is not even the word to describe the quality of the house. Having been FULLY REFURBISHED to the highest standard and with NO CHAIN how long with this THREE BEDROOM house last. Close to local sought after schools, amenities and local transport links such as M42, bus links and Birmingham International Airport & Train Station. Call now on 0121 742 1725 to view.

Approach

Via dropped curb with electric gates leading to front drive accessing:

Entrance Porch

Double glazed door and window to front elevation and porcelain tiled floor.

Entrance Hallway

Central heating radiator, porcelain tiled floor and meter cupboard.

Lounge

14' 5" x 11' 8" (4.39m x 3.56m)
Double glazed window to front elevation, central heating radiator and oak flooring.

Kitchen/ Diner

20' 8" x 7' 6" (6.30m x 2.29m)
Double glazed door and window and double sliding door to rear elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer unit, electric, oven gas hob, cooker hood, glass splashback, log burner, under floor heating, dishwasher, central heating radiator and spotlights.

Utility Room

6' 5" x 6' 9" (1.96m x 2.06m)
Double glazed door to side elevation, central heating radiator, a range of wall and base units and porcelain tiled flooring.



Landing

Spotlights and loft access with ladders.

Bedroom One

11' 5" x 12' 4" (3.48m x 3.76m)

Two double glazed windows to front elevation, central heating radiator, fitted wardrobes, oak flooring and spotlights.

Bedroom Two

12' 4" x 7' 9" (3.76m x 2.36m)

Double glazed window to rear elevation, central heating radiator, spotlights, fitted wardrobes and oak flooring.

Bedroom Three

7' 11" x 8' 6" (2.41m x 2.59m)

Double glazed window to front elevation, spotlights, central heating radiator, fitted wardrobes and oak flooring.

Bathroom

Double glazed window to rear elevation, bath, W.C, wash hand basin, tiled floor, spotlights, central heating radiator and under floor heating.

W.C

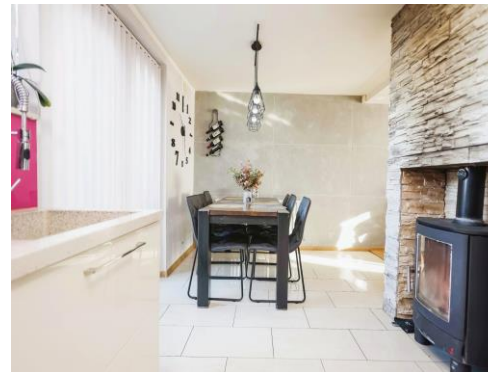
W.C, wash hand basin, tiled floor, extractor fan and spotlights.

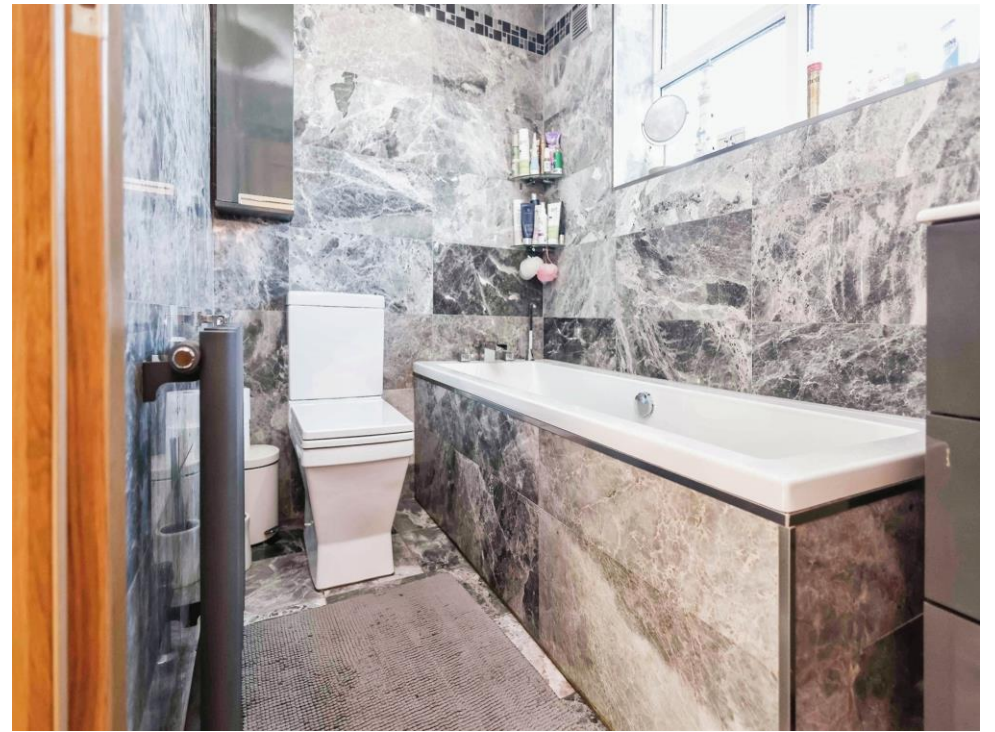
Front Garden

Driveway with off road parking.

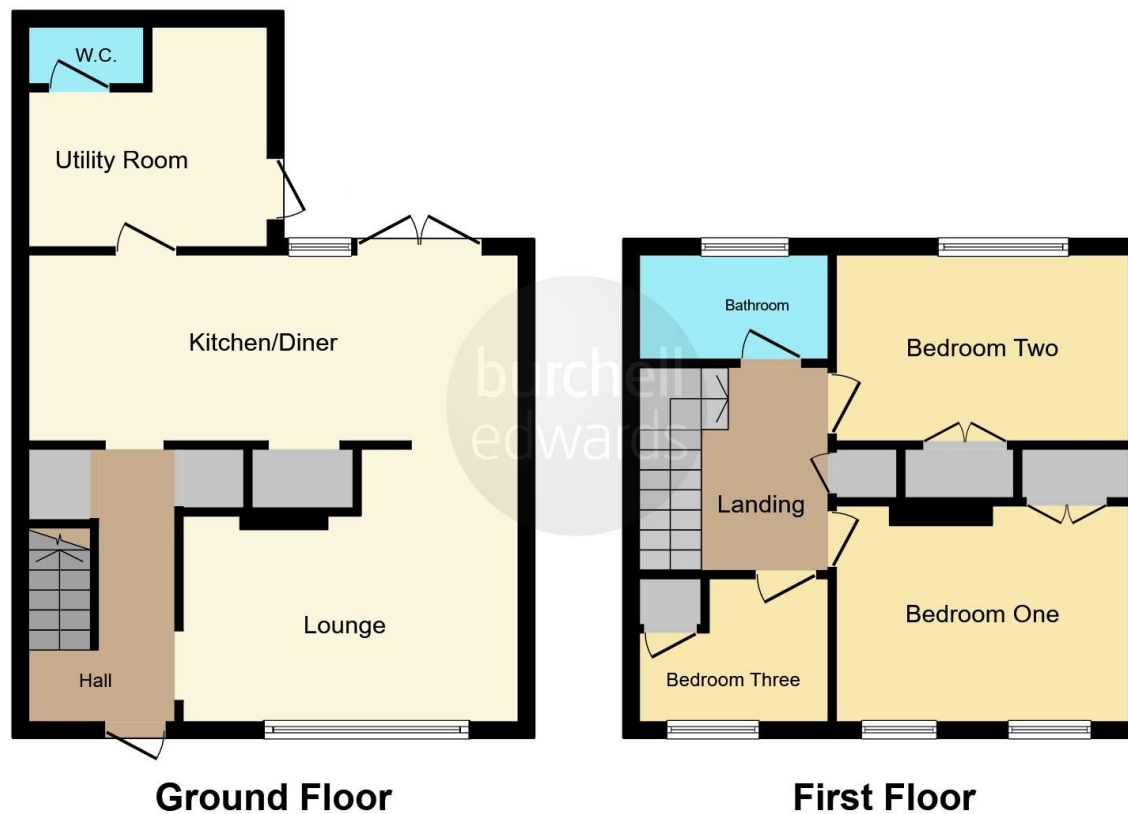
Rear Garden

block paved patio, lawn, side access and log store.









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: C

Tenure: Freehold

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