



Third Avenue, Bordesley Green Birmingham



Third Avenue, Bordesley Green Birmingham B9 5RN

for sale offers over
£180,000



Property Description

Ideal for a FIRST TIME BUYER and in a FANTASTIC location. The property is situated on a HIGH DEMAND road and is near to local shops, schools and the A45 Coventry Road is easily accessible with many travel links to Birmingham City. With expected HIGH LEVELS of INTEREST, call now to secure a viewing on 0121 742 1725.

Approach

Gated access to a low maintenance paved fore garden and a UPVC double glazed leaded and stained door with matching side window into:

Reception Porch

Laminate flooring and door into:

Entrance Hallway

Laminate flooring.

Reception Room

14' into bay x 8' 9" into recess (4.27m into bay x 2.67m into recess)

UPVC double glazed bay window to front elevation, laminate flooring, TV aerial point, ceiling light point and central heating radiator.

Lounge

12' 2" x 11' 10" (3.71m x 3.61m)

UPVC double glazed window to rear elevation, ceiling light point, TV aerial point, door giving access to stairs to first floor. under stairs storage, laminate flooring and central heating radiator.

Kitchen

.12' 4" x 7' 1" (3.76m x 2.16m)

UPVC double glazed window to side elevation, a range of wall and base units with roll edge work surface over incorporating a double drainer single bowl sink with mixer tap, wall mounted central heating boiler, tiled to splashback areas, door into:

Inner Lobby

Plumbing and space for a washing machine, door into the bathroom and further door to side elevation giving access to the rear garden.

Bathroom

Obscure UPVC double glaze windows to side and rear elevations, panelled bath with mixer tap, pedestal wash hand basin, close coupled dual flush WC, central heating radiator, wall mounted extractor and ceiling light point.

Landing

Ceiling light point and central heating radiator.

Bedroom One

14' 11" x 13' 1" into recess (4.55m x 3.99m into recess)

UPVC double glazed window to front elevation, ceiling light point and central heating radiator.

Bedroom Two

12' 2" x 10' 9" into recess (3.71m x 3.28m into recess)

UPVC double glazed window to rear elevation, storage cupboard with loft access, ceiling light point and central heating radiator.

Bedroom Three

12' 5" x 7' 2" (3.78m x 2.18m)

UPVC double glazed window to rear elevation, ceiling light point and central heating radiator.

Garden

Gated side access, water supply, low maintenance paved rear garden with fence to boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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