

Bincomb Avenue, Birmingham



# Bincomb Avenue, Birmingham B26 3AD

# for sale offers over £220,000







### **Property Description**

LOCATION LOCATION LOCATION! Offering to the market is this spacious THREE BEDROOM family home in a fantastic spot. Close to local shops and schools, this could be the ideal next step for any family and its location is perfect for the schools. Please call the team on 0121 742 1725 to arrange a viewing.

#### **Entrance Hallway**

under stairs storage cupboard housing central heating boiler and gas heater.

#### Lounge

15' 2" max x 12' 1" ( 4.62m max x 3.68m ) Double glazed bay window to front elevation, central heating radiator and electric fire.

#### **Kitchen/ Diner**

22' 4" x 8' 8" ( 6.81m x 2.64m )

Double glazed window and sliding doors to rear elevation, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, fridge freezer, tiling to splash prone areas and central heating radiator.

## Utility/ W.C

Double glazed window to rear elevation, W.C, wash hand basin, space and plumbing for washing machine.

#### Landing

Double glazed window to side elevation, loft access via hatch and storage cupboard.

#### **Bedroom One**

13' 5" max x 12' 3" ( 4.09m max x 3.73m ) Double glazed window to front elevation, central heating radiator and built in storage.

#### **Bedroom Two**

8' 7" x 13' 4" ( 2.62m x 4.06m ) Double glazed window to rear elevation, central heating radiator and built in storage.

#### **Bedroom Three**

9' 5" max x 8' 10" max ( 2.87m max x 2.69m max ) Double glazed window to front elevation and central heating radiator.

#### Shower Room

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle with electric shower and central heating radiator.

#### Lobby

Single glazed wooden door to side elevation.

#### **Rear Garden**

Slabbed patio, laid to lawn, side access and fencing to boundaries.











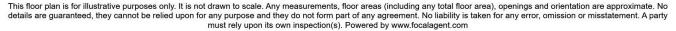






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To view this property please contact Burchell Edwards on

T 0121 742 1725 E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon BIRMINGHAM B26 3JH

EPC Rating: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210535



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