



The Avenue, Acocks Green Birmingham

**burcell**  
edwards





## Property Description

Welcome to this charming three bedroom mid-terrace property located conveniently close to Warwick Road, offering effortless access to both Solihull and Birmingham city center. This home boasts two reception rooms, ideal for entertaining guests or relaxing with family, along with the convenience of both downstairs and upstairs shower rooms, ensuring comfort and flexibility for all. With its desirable location and versatile layout, this property presents an excellent opportunity for those seeking a well-connected and welcoming home.

## Entrance Hallway

Storage cupboard and door off to:

## Front Lounge

14' 5" into bay x 10' 3" into recess ( 4.39m into bay x 3.12m into recess )  
Double glazed window to rear elevation, fire place and central heating radiator.

## Dining Room

13' 6" x 12' 10" into recess ( 4.11m x 3.91m into recess )  
Double glazed door to rear elevation and gas fire with surround.

## Kitchen

22' 9" x 6' 3" ( 6.93m x 1.91m )  
Two double glazed windows and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, spotlights, integrated dishwasher and washing machine and tiling to splash prone areas.

## Downstairs Wet Room

Double glazed window to side elevation, shower, W.C, wash hand basin, tiling to walls and floor and extractor.



## Landing

Carpet and loft access.

## Bedroom One

12' 3" x 14' 3" ( 3.73m x 4.34m )

Two double glazed windows to front elevation, central heating radiator and built in wardrobes.

## Bedroom Two

12' 2" x 12' 5" into recess ( 3.71m x 3.78m into recess )

Double glazed window to rear elevation, central heating radiator and storage cupboard.

## Bedroom Three

7' 6" x 7' 2" ( 2.29m x 2.18m )

Double glazed window to rear elevation and storage cupboard housing central heating boiler.

## Bathroom

Double glazed window to side elevation, wash hand basin, W.C, shower, central heating radiator and tiling to walls.

## Front Garden

Paved patio with walled surround.

## Rear Garden

Slabbed patio, astro turf, outside sockets, outside tap and side access to frontage.













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EPC Rating: E

Tenure: Freehold

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