abode residential



Three bedroom semi-detached Double glazed windows Lounge with bay window



Blocked paved driveway Gas central heating Kitchen/dining room



28 Avebury Grove Birmingham, B30 2UL

£250,000

Description

Available to buy with or without a current tenant in situ. Three bedroom semi-detached home, with block paved driveway and large rear garden. Re-fitted bathroom with shower, lounge with bay window and kitchen/dining area. PVC double glazed windows and gas central heating with a Worcester Bosch Boiler. Property does need some modernisation, such as a new kitchen and work to the garden.

Entrance Hall

Front door into hallway, stairs to first floor, door to lounge.

Lounge 17' 0" x 14' 0" (5.18m x 4.26m) max Double glazed bay window to front. Door to kitchen/diner. Radiator.

Kitchen/Diner *17' 0" x 9' 0" (5.18m x 2.74m)* Door to garden. two double glazed windows to rear.

Bedroom 1 12' 7" x 9' 5" (3.83m x 2.87m) Double glazed window to rear. Radiator.

Bedroom 2 11' 0" x 10' 10" (3.35m x 3.30m)max Double glazed window to front. Radiator.

Bedroom 3 9' 4" x 7' 5" (2.84m x 2.26m) Double glazed window to rear. Radiator.

Bathroom $6' 0'' \times 5' 0'' (1.83m \times 1.52m)$ Re-fitted bathroom with panel bath with shower over. Low level W.C. wash hand basin. Double glazed window to side.

Tenure

We have been advised the property is freehold. please verify all details with your chosen legal representative.









MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and no misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)			
28 Avebury Grove BIRMINGHAM B30 2UL	Energy rating	Valid until:	14 August 2032
		Certificate number:	6632-1328-3100-0485-9292
Property type	Semi-detached house		
Total floor area	74 square metres		

Rules on letting this property

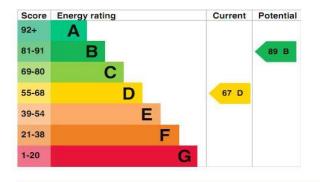
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60