

## Sedgehill Avenue, Birmingham

- Deceptively Spacious Semi-Detached Property
- Two Double Bedrooms
- Secluded and Private Rear Garden
- EPC Rating - D
- Excellent Residential Location in Close Proximity of Harborne High Street and QE Hospital
- Off-Street Parking for Two Cars
- No Upward Chain

**Offers In The Region Of £265,000**

**Tenure: Freehold**

**HUNTERS<sup>®</sup>**

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# Sedgehill Avenue, Birmingham

## DESCRIPTION

A superbly presented and deceptively spacious semi detached property situated in this highly desirable location in close proximity of Queen Elizabeth Medical Complex. Ideal for Investment or as a first time purchase, providing contemporary internal accommodation with two double bedrooms, additionally benefiting from a secluded rear garden and off street parking for two cars. Being sold with No Upward Chain.

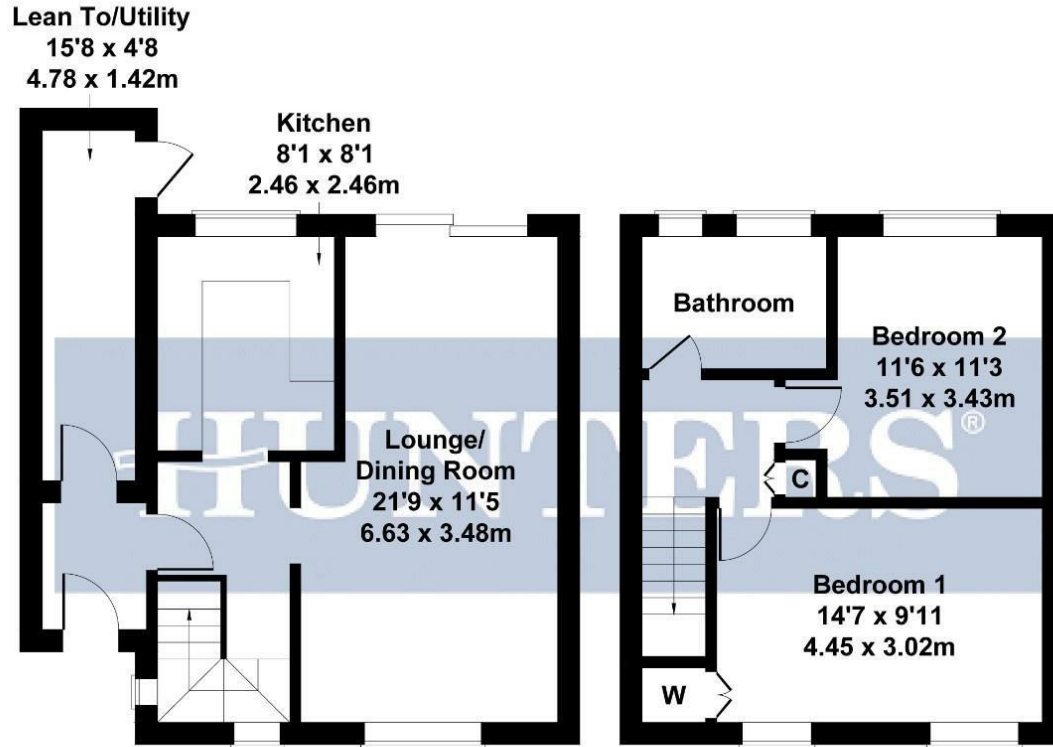
The property is set back away from the road above street level with a driveway for two cars in tandem, a decorative front fore-garden and steps and pathway up to the property entrance. As you enter the property you are greeted with a entrance porch-way which also provides access to a side vestibule which provides excellent storage space and access to the rear garden, and is ideal as useful utility room with plumbing for a washing machine.

As you enter the property the hallway provides access to the first floor and leads into a through lounge dining room which provides ample space for living and dining room furniture, with a window overlooking the frontage and large double sliding patio doors out to the rear garden. A fully fitted modern kitchen provides wall and base level units with complimentary roll-top work surfaces, an integrated oven with electric hob and extractor above, with additional space for dishwasher, fridge and freezer. Upstairs provides two very generously sized double bedrooms, one with a built-in wardrobe, and they are perfectly complimented by a partly tiled family bathroom.

The spacious and beautifully secluded rear garden provides a patio and lawn area with mature borders either side and a fenced boundary.



Approximate Gross Internal Area 83 sq m - 890 sq ft



GROUND FLOOR

UPPER FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewing

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		90	91
(81-91) B			
(69-80) C		63	62
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

