



81 Blandford Avenue, Birmingham, B36 9JB

Offers in excess of £350,000

This well presented three bedroom semi detached property situated in a popular residential location briefly comprises porch, hallway, lounge, kitchen/diner, utility area, three bedrooms and family bathroom. There is an enclosed rear garden with brick built outbuilding, garage and a driveway to the front. This property is an ideal family home and should be viewed !

Approach

Driveway providing off road parking and access to garage.



Kitchen Diner

20'10 x 10'06 (6.35m x 3.20m)

Double glazed window to rear, double glazed French doors to rear, wall base and drawer units, sink with drainer and mixer tap, integrated double oven, hob with extractor over, space for fridge freezer, radiator and spot lights to ceiling,



Porch

Double glazed windows and door to front and wall light point.

Entrance Hallway

Double glazed window to front, stairs to first floor accommodation, storage cupboard, radiator and ceiling light point.



Utility Area

6'09 x 12'07 (2.06m x 3.84m)

Double glazed window and door to rear, space for white goods, wall mounted central heating boiler and spot lights to ceiling.



Downstairs WC

Low level W/C, hand wash basin in vanity and ceiling light point.



Landing

Loft access and ceiling light point.

Bedroom One

8'03 x 12'00 (2.51m x 3.66m)

Double glazed bay window to front, built in wardrobes, radiator and spot lights to ceiling.



Lounge

10'01 x 13'11 into bay (3.07m x 4.24m into bay)

Double glazed bay window to front, radiator and ceiling light point.

Bedroom Two

10'07 x 11'03 (3.23m x 3.43m)

Double glazed window to rear, built in wardrobes, radiator and spot lights to ceiling.



Bedroom Three

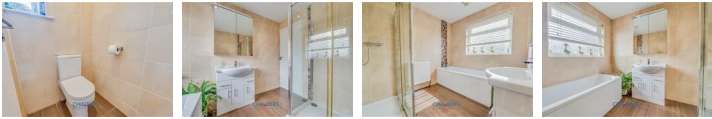
6'11 x 9'03 (2.11m x 2.82m)

Double glazed window to front, storage cupboard, radiator and spot lights to ceiling,



Bathroom

Double glazed obscured window to rear, bath, separate shower cubicle, hand wash basin set in vanity, radiator and spot lights to ceiling.



Outbuilding

10'00 x 13'08 (3.05m x 4.17m)

Double glazed door and window to front.



Garage

10'08 x 6'10 (3.25m x 2.08m)

Side hinged doors and ceiling light point.

Rear Garden

Paved patio area, area laid to lawn and enclosed to neighbouring boundaries.



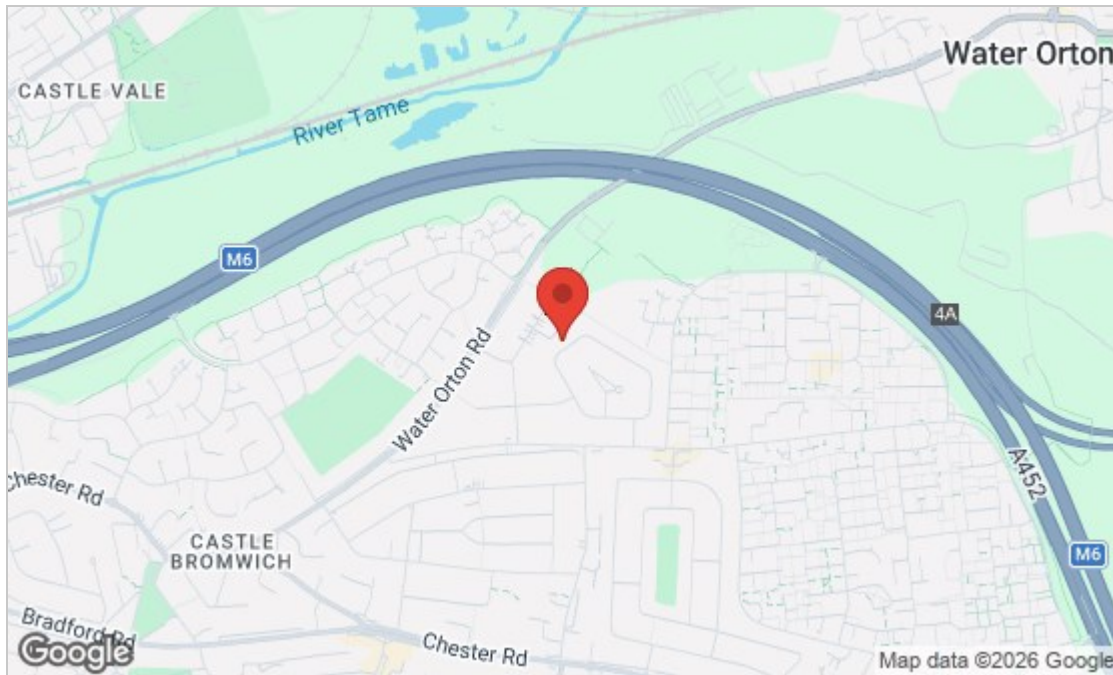
Further Information



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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: TBC



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

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