

Horton & Senate



31 Averill Road, Birmingham, B26 2EG

£265,000

- THREE LARGE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- BATHROOM
- FRONT AND REAR GARDENS
- LOUNGE
- POTENTIAL TO EXTEND (STPP)
- OFF ROAD PARKING FOR SEVERAL CARS
- WELL PRESENTED

31 Averill Road, Birmingham B26 2EG

Horton & Senate are delighted to bring to the market this well presented three bedroom semi detached property situated close to amenities and transport links. Offered to the market with no upward chain, the property briefly comprises of an open plan kitchen/diner, lounge and three large bedrooms.

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Council Tax Band:



DESCRIPTION

APPROACH

The property has a lawned garden to the front and off road parking for multiple cars

GROUND FLOOR

HALL

There are stairs leading to the first floor landing, a storage cupboard and doors to the ground floor rooms.

LOUNGE

The lounge has a double glazed window to the front, central heating radiator and double doors leading to the kitchen/diner

KITCHEN/DINER

The kitchen area comprises of a range of wall and floor base units, oven, hob and extractor. There is a breakfast bar separating the kitchen and dining area, there are sliding doors leading to the rear garden and a door leading to the utility area.

UTILITY AREA

The handy area is a good addition to the property providing space for appliances and a guest wc.

FIRST FLOOR

LANDING

Doors leading to first floor rooms

BEDROOM ONE

A large double bedroom with built in wardrobes, two double glazed windows to the front and central heating radiator.

BEDROOM TWO

Another double bedroom with a double glazed window to the rear and central heating radiator

BEDROOM THREE

A larger than average single room with a double glazed window, storage cupboard and a central heating radiator.

BATHROOM

The suite comprises of a bath with shower attachment on the taps, sink and a wc. There is tiling to splash prone areas and a double glazed window to the rear.

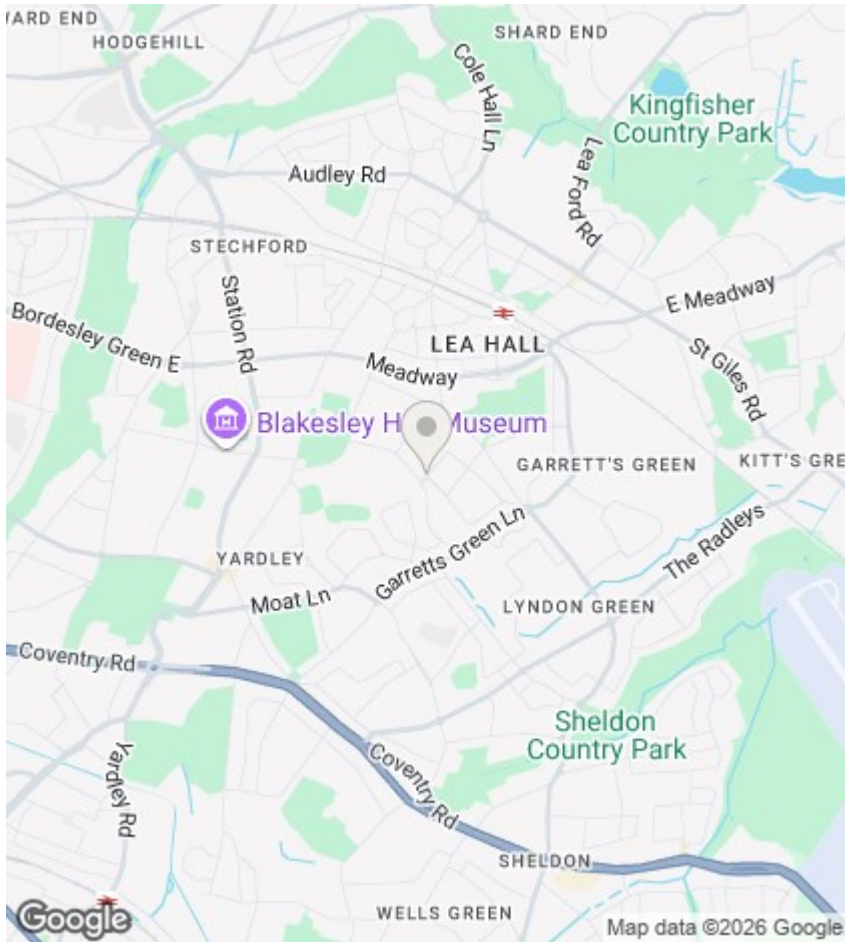
OUTSIDE

REAR GARDEN

The private rear garden has a slabbed patio area leading to a long stretch of lawn with a range of mature shrubs , bushes to boundaries and a shed ideal for storage.







Directions

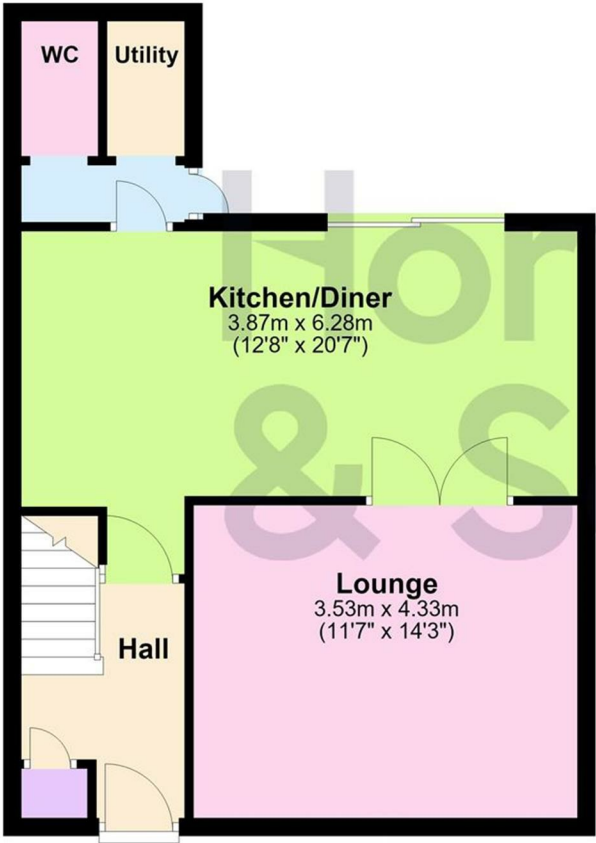
Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

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	

Ground Floor



First Floor

