



## The Avenue

Acocks Green, Birmingham

- A Very Well Presented Mid-Terrace Period Property
- Two Double Bedrooms
- Two Reception Rooms
- Extensive Breakfast Kitchen

**Offers Over £215,000**

Current EPC Rating 56 (D)  
Current Council Tax Band B







## Property Description

A very well presented mid-terrace period property offering accommodation comprising two reception rooms, extensive breakfast kitchen, two double bedrooms, family bathroom and an extensive South/Westerly facing rear garden

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor.  
Current council tax band – B





## Rooms & Measurements

Reception Room One to Front  
3.7m x 3.3m (12'1" x 10'9")

Reception Room Two to Rear  
4.3m x 3.3m (14'1" x 10'9")

Extensive Breakfast Kitchen to Rear  
7.8m x 1.8m (25'7" x 5'10")

Bedroom One to Front  
3.9m x 3.7m (12'9" x 12'1")

Bedroom Two to Rear  
3.4m x 3m (11'1" x 9'10")

Family Bathroom to Rear  
2.7m x 1.8m (8'10" x 5'10")





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.