



Sandhurst Avenue, Birmingham B36 8EJ

welcome to

Sandhurst Avenue, Birmingham

****TRADITIONAL SEMI DETACHED**TWO RECEPTION ROOMS**THREE BEDROOMS**FITTED KITCHEN**UPSTAIRS BATHROOM**TANDEM SIDE GARAGE**DRIVEWAY TO THE FRONT**REAR GARDEN****



Approach

Large block paved drive with planting of shrubs at the front.

Porch

Double glazed porch with sliding door and tiled floor.

Entrance Hall

Double glazed door with small window to front, stairs to first floor, understairs cupboard, radiator, ceiling light points doors to downstairs w.c., lounge and dining room.

Downstairs W.C.

W.C., vanity sink, double glazed window, radiator, ceiling light point and half tiled walls.

Lounge

16' 7" x 11' 5" (5.05m x 3.48m)

Double glazed window to front, radiator, ceiling light point, coving and feature fireplace.

Dining Room

14' 3" x 10' 11" (4.34m x 3.33m)

Double glazed patio doors to rear, radiator, gas fire and ceiling light point.

Kitchen

10' 11" x 7' 1" (3.33m x 2.16m)

Double glazed window to rear, radiator, base, drawer and cupboard units, sink and drainer, ceiling light point, laminate flooring and tiled backsplash.

Utility Room/Garage

34' 1" x 5' 5" (10.39m x 1.65m)

Double doors, access to garden, ceiling light point, plumbing for washing machine , sink, wall and base units, double glazed window to side and rear and door to rear garden.

Landing

Doors to bedrooms and bathroom, ceiling light point and loft access.

Bedroom One

16' 5" x 9' 7" (5.00m x 2.92m)

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

Bedroom Two

14' 1" x 11' (4.29m x 3.35m)

Double glazed window to rear, radiator, ceiling light point and fitted wardrobes.

Bedroom Three

9' 4" x 7' 4" (2.84m x 2.24m)

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

Bathroom

9' 5" x 7' 1" (2.87m x 2.16m)

Double glazed obscured window to rear, hand basin, shower cubicle, radiator and housed boiler.

Separate Toilet

W.C., radiator, laminate flooring, ceiling light point and double-glazed window to rear.

Rear Garden

Block paved in areas, laid to lawn shrubs and plants.



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Sandhurst Avenue, Birmingham

- TRADITIONAL SEMI-DETACHED PROPERTY
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- TANDEM SIDE GARAGE
- DRIVEWAY TO THE FRONT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB112068 - 0002

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