HUNTERS®

HERE TO GET *you* THERE

# Derron Avenue

Birmingham, B26 1LA

Price £245,000

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Council Tax: C

# 27 Derron Avenue

Birmingham, B26 1LA

## Price £245,000

### Information

This well maintained and extended semi-detached property is set back from the road, featuring a block-paved driveway and a double-glazed entrance porch.

Inside, a welcoming hallway provides access to the main living areas and staircase to the first floor. The extended kitchen offers generous space, ideal for modern family life.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

To the rear, the garden boasts a paved patio area and a private, well-kept lawn—perfect for relaxing or entertaining.

### Lounge

Featuring a double-glazed window to the front elevation, this room includes a ceiling light point, central heating radiator, and is fully carpeted throughout for added comfort.

### Kitchen

Fitted with a range of matching wall and base units, integrated appliances, and a ceiling light point, with a door providing direct access to the garden.

### Bedroom One

This room features a double-glazed window to the rear elevation, central heating radiator, ceiling light point, and is fully carpeted for comfort.

### Bedroom Two

This room features a double-glazed window to the front elevation, central heating radiator, ceiling light point, and is fully carpeted for comfort.

### Bedroom Three

This room features a double-glazed window to the front elevation, central heating radiator, ceiling light point, and is fully carpeted for comfort.

### Family Bathroom

Fitted with a double-glazed window to the rear elevation, the bathroom includes a panelled bath with shower over, hand wash basin, low flush WC, tiled walls, and a central heating radiator.

### Garden

An easily maintained garden featuring a paved patio area and enclosed by fencing to all boundaries, offering a private and secure outdoor space.

### Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C

### Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Tel: 0121 709 0111

## Referral Fee

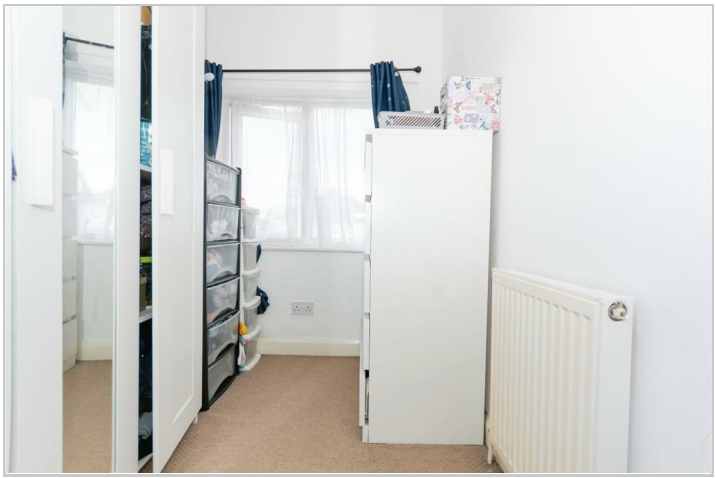
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## Fixtures & Fittings

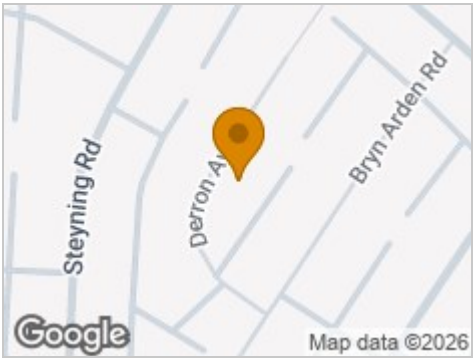
Only those items mentioned in these sales particulars will be included in the sale of the property.

## General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate



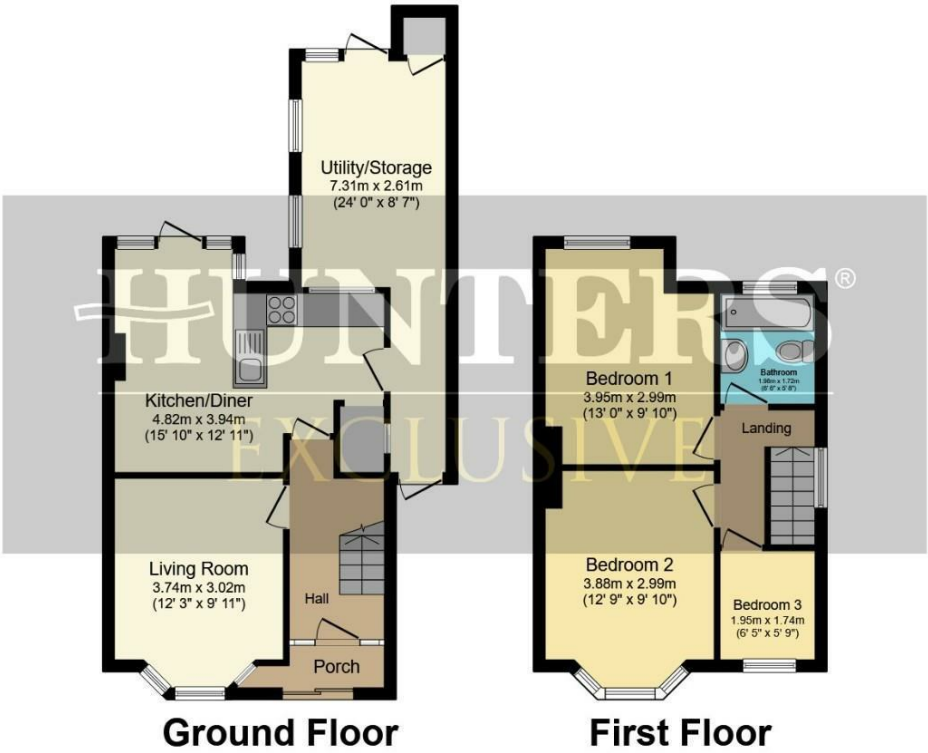
## Road Map




## Hybrid Map

## Terrain Map

## Floor Plan



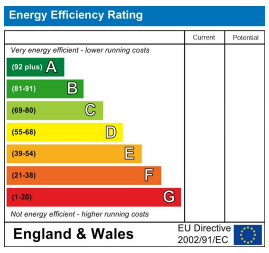

Total floor area 84.0 sq.m. (905 sq.ft.) approx

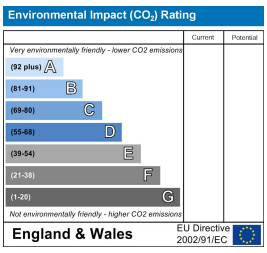
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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**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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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