



Offers Over £230,000

Waterloo Avenue, Fordbridge, Birmingham, B37 6QE

**** FOUR BEDROOMS ** THREE STOREY PROPERTY ** DOWNSTAIRS WC ** DRIVEWAY ****

GREAT SIZE FAMILY HOME set over three floors, providing plenty of space for a growing family. The ground floor benefits from a DRIVEWAY, front garden area, entrance hallway, DOWNSTAIRS WC, ample size kitchen, great size lounge, CONSERVATORY, and a side/rear garden area. To the first floor there is a landing area with two storage cupboards, and two of the four bedrooms. To the second floor there are the remaining two bedrooms, a family bathroom, and a further landing area with two storage cupboards. All FOUR of the bedrooms are DOUBLE BEDROOMS. Energy Efficiency Rating :- C

Front Garden/Driveway

Block paved driveway providing off road parking for two vehicles. Garden laid mainly to lawn to the side of the driveway area, double access gates allowing direct access to the side garden area. Double glazed door allowing access to:-

Entrance Hallway

8'11" x 6'2" (2.44m'3.35m" x 1.83m'0.61m")

Slate effect tiled floor, coving finish to the ceiling and a double glazed door to the side allowing access to the side garden area. Internal doors to:-

Downstairs WC

4'6" x 2'7" (1.22m'1.83m" x 0.61m'2.13m")

Suite comprised of a low flush WC, and a wall mounted wash hand basin. Tiling to the walls, slate effect tiling to the floor area extending through from the entrance hallway, extractor to an outer wall and a double glazed window to the front.

Kitchen

15'8" x 7'11" (4.57m'2.44m" x 2.13m'3.35m")

Range of wall mounted and floor standing base units with open corner display units incorporated. Work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, partly wooden panelling to the walls. Tiling to the floor area, spotlights inset to the ceiling, and coving finish to the ceiling. Radiator, plumbing for a washing machine and a double glazed window to the front.

Lounge

16'8" x 16'6" (4.88m'2.44m" x 4.88m'1.83m")

Stairs rising to the first floor landing area with a low storage cupboard below. Coving finish to the ceiling, and a decorative ceiling rose also to the ceiling area. Radiator, spotlights, wood effect tiling to the outer edges of the room. Double glazed window to the rear, further double glazed window to the side and a set of double glazed French doors to the rear allowing access to:-

Conservatory

14'9" x 9' (4.27m'2.74m" x 2.74m')

Partly brick built with UPVC panels to one side, double glazed windows to the other side with a set of double glazed French doors to the side allowing access to the side/rear garden area. Further double glazed windows to the rear, fan light to the ceiling, radiator and tiled flooring.

FIRST FLOOR

Landing

Two storage cupboards, stairs rising to the second floor landing area and doors to:-

Bedroom One

14'8" x 10'5" (4.27m'2.44m" x 3.05m'1.52m")

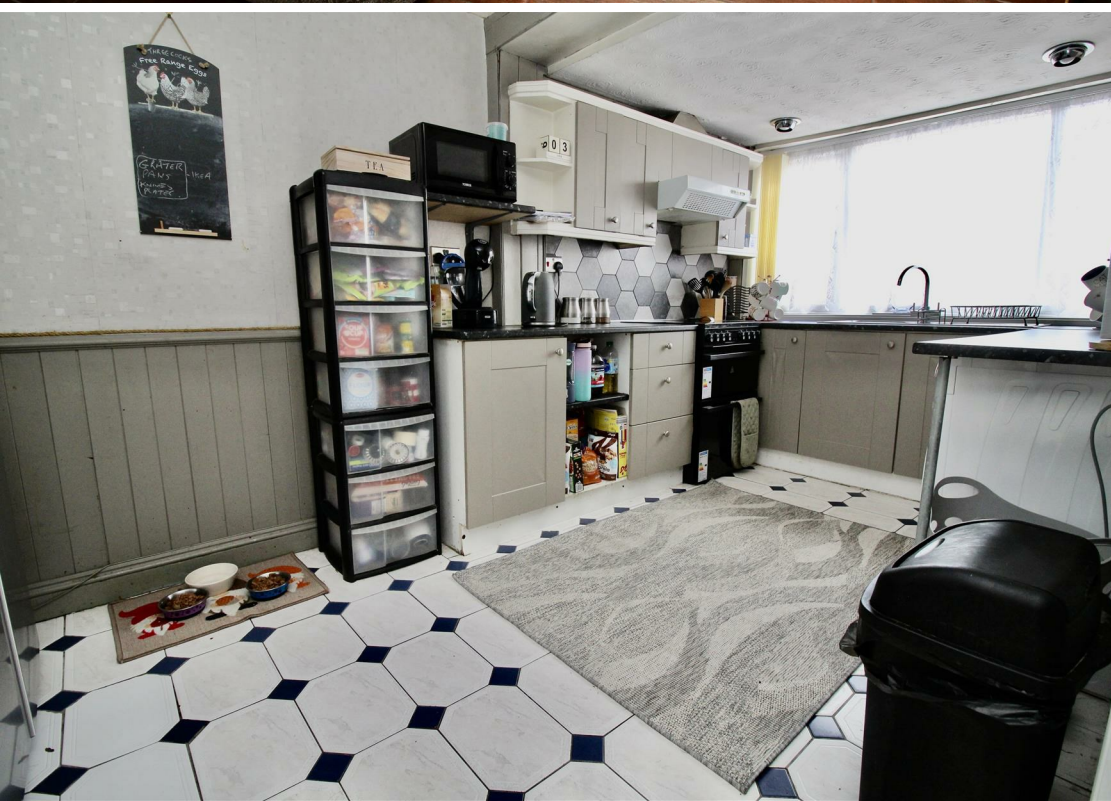
Double glazed window to the rear, further double glazed window to the rear, radiator, and wooden panelling to the ceiling.

Bedroom Two

14'8" x 8'5" (4.27m;2.44m" x 2.44m'1.52m")

Double glazed window to the front, radiator and a coving finish to the ceiling.

SECOND FLOOR



Landing

Two storage cupboards, loft access via the hatch area and doors to:-

Bedroom Three

14'9" x 8'5" (4.27m'2.74m" x 2.44m'1.52m")

Double glazed window to the front, radiator, coving finish to the ceiling and spotlights also to the ceiling.

Bedroom Four

10'5" x 8'2" (3.05m'1.52m" x 2.44m'0.61m")

Double glazed window to the rear, radiator, coving finish to the ceiling

Family Bathroom

6'3" x 6' (1.83m'0.91m" x 1.83m')

Suite comprised of a P-shaped curved design panelled bath with an ornate mixer tap attachment, and a matching ornate design boiler fed shower over. Low flush WC, and a pedestal wash hand basin. Ladder style radiator, tile effect flooring, tiling to the walls, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a low maintenance flower bed area consisting of paved and gravel areas with shrubbery inset. Paved pathway leading from the rear garden through to the gated entrance from the front garden area. The pathway passes through and gives access to:-

Side Garden Area

Garden laid mainly to lawn with a decorative corner rockery/flower bed area and mature shrubbery trees providing privacy to the inside of the fence area. Lattice divide and access gate to/;-

Side/Front Garden Area

Low maintenance garden area with paved areas, gravel covered flower bed areas, mature shrubbery to the inside of the fence area creating privacy, and double gates leading to/from the front garden/driveway area.

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