



Collingbourne Avenue
Birmingham

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Property Description

Burchell Edwards are delighted to bring to market this three bedroom semi-detached property, situated on the popular Collingbourne Avenue, Hodge Hill (B36).

The property in brief comprises an entrance porch, hallway, three reception rooms, kitchen, downstairs shower room, three bedrooms, a second bathroom and a large loft area/space.

Homeowners will discover ample off-road parking by-way-of a large driveway and to the rear a private rear garden.

Suitable for larger/growing families, this home will also be sold with no upward chain! There is also plenty of potential for extension (subject to planning permission) and further benefits gas central heating and double glazing throughout.

Located in close proximity to many local shops and amenities, as well as great transport links into Birmingham City Centre and the M6 motorway links. We recommend an early viewing to see the space and accommodation available.

Entrance Porch

Double glazed surround and tiled flooring.

Entrance Hallway

Laminate flooring and stairs to first floor accommodation.

Reception Room One

Double glazed bay window to front elevation, central heating radiator and laminate flooring.

Reception Room Two

Double glazed window to rear elevation, central heating radiator, laminate flooring and feature fire place.

Reception Room Three

Double glazed window to rear elevation, central heating radiator and wash hand basin.

Kitchen

Double glazed window to front elevation, double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring, tiling to splash prone areas, spotlights, central heating radiator, extractor hood, space and plumbing for washing machine.

Shower Room

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin, tiled flooring.

Landing

Carpet.

Bedroom One

Double glazed bay window to front elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, vanity wash hand basin, W.C, corner bath, extractor and tiling to walls.

Loft Space

Two skylights, central heating radiator, laminate flooring and fitted wardrobes.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Laid to lawn, gated side access to frontage and fencing to all boundaries.

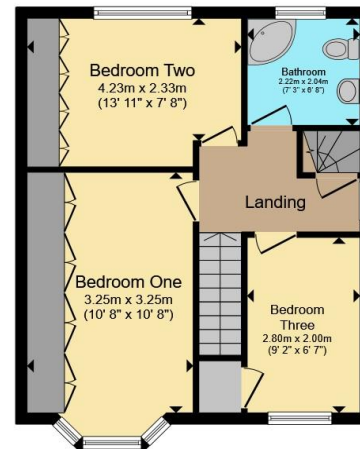




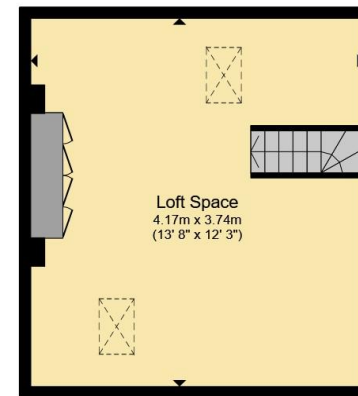




Ground Floor



First Floor



Second Floor

Total floor area 156.3 m² (1,682 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.propertybox.io



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210701



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