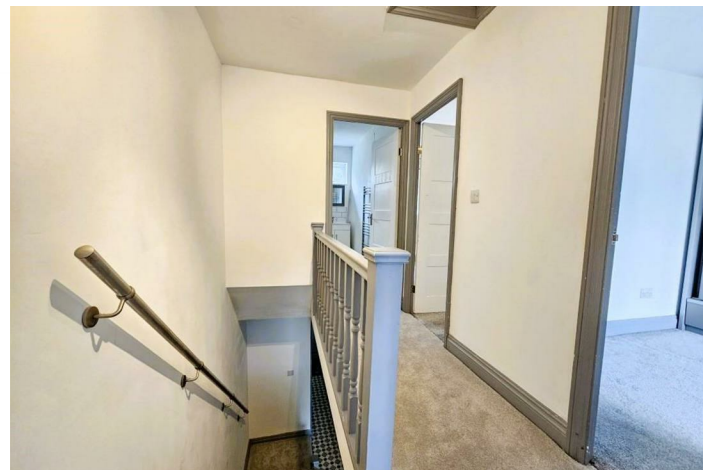


36 Plough Avenue, Birmingham, B32 3TQ



## 36 Plough Avenue, Birmingham



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*SUPERB INVESTMENT\*\***

A beautifully presented three-bedroom mid-terraced home, ideally positioned close to local amenities and offering an excellent opportunity for families and first-time buyers alike. The property sits within easy commuting distance of the Queen Elizabeth Hospital, University of Birmingham, and enjoys convenient transport links to Harborne Village and Birmingham City Centre. The accommodation comprises: an attractive lawn fore garden, entrance porch, welcoming hallway, cloakroom/WC, spacious lounge, and a modern fitted kitchen-diner. Stairs rise from the hallway to the first floor, where you will find three well-proportioned bedrooms and a contemporary family shower room. Outside, the property boasts a well-maintained and secure rear garden, ideal for relaxation or family activities. Further benefits include double glazing, gas central heating, EPC rating C, and Council Tax Band A.

**Asking Price £195,000 - Freehold**

**Hicks Hadley**



**Entrance Hallway 15'8" x 5'6" (4.8 x 1.7)**  
Composite front door fitted, radiator fitted to the inside elevation.

**Lounge 15'8" x 9'10" (4.8 x 3.0)**  
Double glazed window fitted to the front elevation, Radiator fitted to the inside elevation.

**Kitchen/Diner 15'8" x 9'2" (4.8 x 2.8)**  
Double glazed window fitted to the rear elevation, one bowl stainless sink and drainer fitted with mixer tap.

#### Landing

**Bedroom One**  
double glazed window fitted to the rear elevation, radiator fitted to the inside elevation.

**Bedroom Two**  
Double glazed window fitted to the front elevation, radiator fitted to the inside elevation.

**Bedroom Three**  
double glazed window fitted to the rear elevation, radiator fitted to the inside elevation.

**Family Bathroom**  
Privacy glazed window fitted to the front elevation, bath tub fitted with glass shower screen and thermostatic shower above, chrome radiator fitted to the inside elevation, sink with vanity unit fitted and low flush w.c, partially tiled walls.

**External**  
To the front elevation sink a lawn with block paved steps leading to the front door, To the rear of the property sits a large mature lawn with slabbed pathway through with gated access from the rear allowing for potential car parking space.

**Agent Notes**  
All main services are connected . ( Gas/ Electric / Water )

Broadband/Mobile coverage- please check on link -//checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :A

EPC :C

Tenure Information :Freehold



Any other Material Facts All information has been provided by the vendor. Please confirm all details with a chosen solicitor.

