

# ENGLANDS



39 Norman Avenue

Harborne, Birmingham, B32 2EY

£395,000





## PROPERTY DESCRIPTION

Excellent traditional style semi-detached property in a very good location. The current owners have significantly improved this delightful family home and have added a rear extension comprising family room with bi-fold doors out to the garden, well-planned utility room and splendid ground floor shower room. On the first floor there are three bedrooms and a family bathroom. Good size rear garden with paved seating area and decking.

Located on Norman Avenue, the Queen Elizabeth Hospital and University of Birmingham are within easy reach. Harborne High Street is close by with its excellent range of shops and restaurants and Birmingham city centre is readily accessible. Local motorway connections to the M5 and M6 are also conveniently close.

The property is set back from the road by a block-paved driveway with an electric vehicle charging point and side access leading to rear garage (no vehicular access).



Tel: 01214271974



UPVC double glazed entrance door leads into:

## PORCH

Having tile-effect flooring, ceiling light point, two store cupboards housing the gas and electric meters, composite inner door with glazed panel leads into:

## HALLWAY

Having radiator, ceiling light point, wooden flooring, stairs rising to first floor accommodation and under stairs storage area.

## THROUGH LOUNGE/DINING ROOM

8.01 max x 3.6 max (26'3" max x 11'9" max)  
Having wood flooring, recessed ceiling spotlights, coving to ceiling, radiator, double glazed UPVC bay window to the front, ornate fire surround with fitted gas fire and marble-style hearth.

## KITCHEN

3.6 max x 3.1 max (11'9" max x 10'2" max)  
Having tiled floor, a range of matching gloss-fronted wall and base units, wood-style work surfaces, single bowl composite sink drainer with mixer tap over, part complementary tiling to walls, integrated electric oven and gas hob with wall-mounted extractor fan above, glass splashback area, also integrated dishwasher and island unit having storage below. Space for fridge freezer. Cupboard housing the wall-mounted Worcester gas Combi boiler.

## FAMILY ROOM

4.53 max x 3.31 max (14'10" max x 10'10" max)  
Having tiled floor, roof lantern, bi-fold UPVC double glazed doors to the rear garden, recessed ceiling spotlights and radiator.

## UTILITY ROOM

1.75 max x 1.54 max (5'8" max x 5'0" max)  
Having built-in storage cupboards, recessed ceiling spotlights, work surface with space and plumbing below for appliances, UPVC double glazed window with obscured glazing, extractor fan and tiled floor.

## SHOWER ROOM

Having large walk-in shower cubicle with dual showerhead and wall panels, two UPVC double glazed windows with obscured glazing, tiled floor, extractor fan, recessed ceiling spotlights, wash basin with mixer tap over and set into vanity storage below, vertical radiator and low flush WC.



STAIRS RISING TO FIRST FLOOR ACCOMMODATION

## LANDING

Having UPVC double glazed window with obscured glazing, ceiling light point and loft access hatch with integrated ladder.

## BEDROOM ONE

4.91 max into bay x 3.61 max (16'1" max into bay x 11'10" max)  
Having UPVC double glazed bay window overlooking the front, radiator, ceiling light point and coving to ceiling.

## BEDROOM TWO

3.95 max x 3.61 max (12'11" max x 11'10" max)  
Having UPVC double glazed window overlooking the rear garden, radiator, ceiling light point and coving to ceiling.

## BEDROOM THREE

2.68 max x 1.84 max (8'9" max x 6'0" max)  
Having UPVC double glazed Oriel window to the front elevation, radiator, ceiling light point and coving to ceiling.

## BATHROOM

Having panel bath with mixer tap over and shower attachment, shower cubicle with dual showerhead, full complementary tiling to walls and floor, recessed ceiling spotlights, extractor fan, wash hand basin with mixer tap over and being set into vanity storage below, UPVC double glazed window with obscured glass, vertical radiator and low flush WC with concealed cistern.

## OUTSIDE

Attractive rear garden having paved seating area, gate leading to the side access, lawn, fence panels to three sides and a range of established Evergreen shrubs and trees, further paved seating area and steps up to the rear of the garden where there is decking, providing another delightful seating area. There is a garage usable for storage but not suitable for vehicle access.

## ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: C



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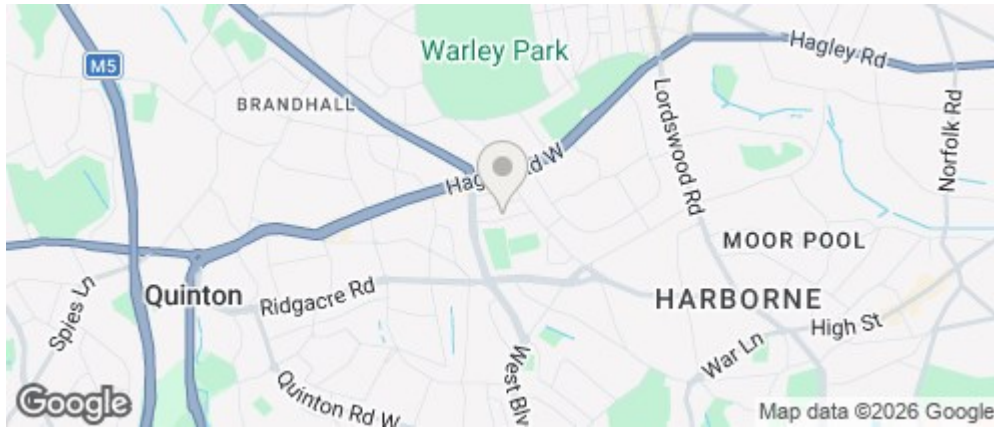





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## ROAD MAP



## ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## FLOOR PLAN



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