



Offers Over £290,000

Welford Avenue, Birmingham, B26 2LD

- Beautifully Presented Extended Semi Detached Family Home
- Three Bedrooms
- Potential to Extend (subject to planning)
- Lounge with Feature Fire Place
- Extended Kitchen with Built in Appliances
- Dining Room with Bi Fold Doors Leading to Rear Garden
- Re Fitted First Floor Shower Room
- Side Garage, Rear Garage & Driveway for Several Cars
- Rear Garden with Summer House
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

**** BEAUTIFULLY PRESENTED
EXTENDED SEMI DETACHED HOME **
THREE BEDROOMS ** CORNER PLOT
WITH POTENTIAL TO EXTEND (subject
to planning) ** INTERNAL VIEWING
ESSENTIAL ****

A LOVELY FAMILY PROPERTY
SITUATED IN A POPULAR LOCATION!!
This WELL PRESENTED EXTENDED
SEMI DETACHED HOME is approached
via a DRIVEWAY and leading to
entrance door with accommodation
comprising of , entrance hallway,
LOUNGE with feature fireplace,
EXTENDED KITCHEN with built in
appliances, DINING AREA with bi fold
doors leading to decking area
overlooking and BEAUTIFUL REAR
GARDEN and summer house on the
ground floor. To the first floor there are
THREE BEDROOMS and a modern
shower room.

The property benefits from central
heating and double glazing both
where specified. REAR GARAGE &
SIDE GARAGE.

* CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR A VIEWING *

Energy Performance Rating D

APPROACH

Access is gained via driveway for
several cars leading to:

Hallway

Double glazed window to side, central
heating radiator, stairs to first floor and
doors off.

Lounge

12'8" x 12'2" (3.86m x 3.71m)

Double glazed bay window to front,
central heating radiator and feature
fireplace.

Dining Room

20'0" x 9'6" (6.10m x 2.90m)

With bi fold doors to rear

Kitchen

16'9" x 11'0" (5.11m x 3.35m)

Double glazed window and door to
rear, central heating radiator, fitted
with a range of matching wall base
and drawer units with work surface
over incorporating stainless steel sink
and drainer with mixer tap over, oven,
hob, extractor, dishwasher, washing
machine and fridge freezer.

FIRST FLOOR

Landing

Loft access and doors off:

Bedroom

12'10" x 12'2" (3.91m x 3.71m)

Double glazed bay window to front and central heating radiator.

Bedroom

8'10" x 8'7" (2.69m x 2.62m)

Double glazed window to rear, central heating radiator and fitted wardrobes.

Bedroom

8'7" x 6'8" (2.62m x 2.03m)

Double glazed window to rear and central heating radiator

Re Fitted Shower Room

Double glazed frosted window, suite comprising walk in shower, wash hand basin, w.c, heated towel rail and tiles walls.

OUTSIDE

Rear Garden

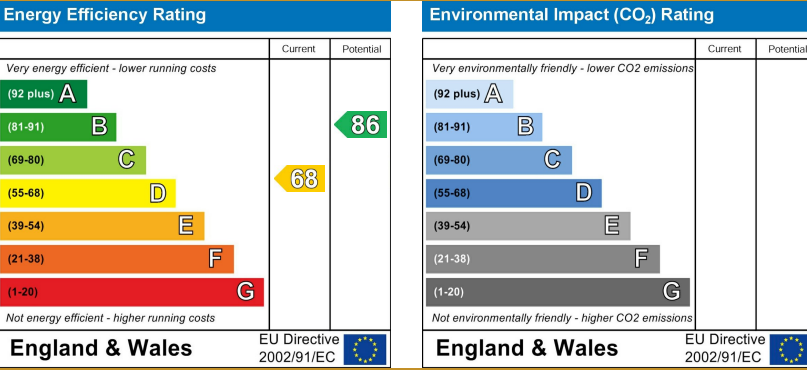
Enclosed with decking area, lawned area, mature trees and shrubs and Summer House

Side Garage

Up and over door to front and door to garden

Rear Garage

17'5" x 10'10" (5.31m x 3.30m)





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