



Collingbourne Avenue, BIRMINGHAM

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## Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached family home situated on the sought after Collingbourne avenue, in the heart of Hodge Hill (B36).

This property has all the credentials to be the perfect family home. Already a fantastic size property with plenty of potential for further extensions (STPP), it offers plenty of space and everything the modern day family could want such as a spacious, modern kitchen, three sizeable bedrooms, Groundfloor shower room as well as modern family bathroom upstairs, a converted garage, spacious parking facilities and sizeable rear garden with outbuilding.

Located in the very popular residential area of Hodge Hill sat amongst many local amenities/ eateries, nearby frequent transport links and a great catchments area for both primary and secondary schools.

A truly perfect family home

## Study

Double glazed window to front elevation and laminate flooring.

## Lounge

Double glazed patio doors to rear elevation, laminate flooring.

## Dining Room

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

## Kitchen

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, gas hob, cooker hood, central heating radiator, tiled flooring.



## 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, laminate flooring and fitted wardrobes.

## Bedroom Three

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

## Bathroom

Double glazed window to rear elevation, W.C, vanity wash hand basin, bath with shower over, heated towel rail and fully tiled.

## Wet Room

W.C, wash hand basin, shower, heated towel rail.

## Front Garden

Block paved driveway providing off road parking.

## Rear Garden

Block paved patio, laid to lawn, shrubs and plants, outbuilding.

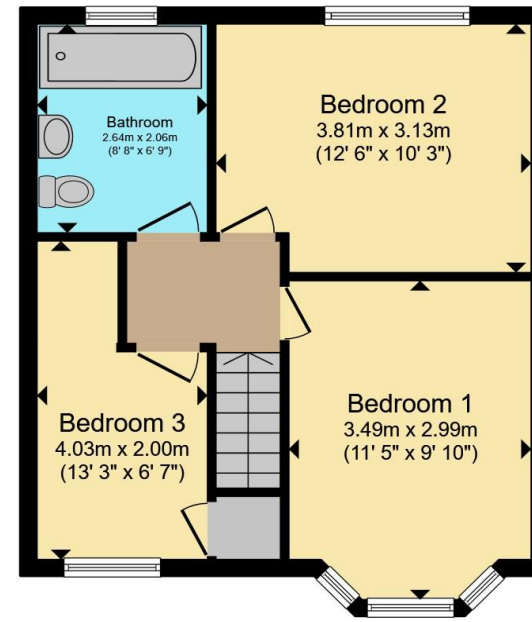
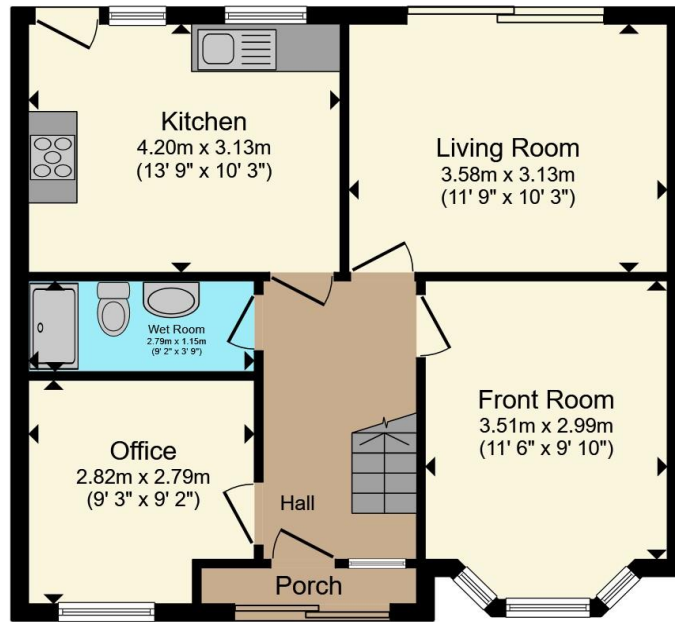












**Ground Floor**

**First Floor**

Total floor area 98.6 m<sup>2</sup> (1,061 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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