

Coalway Avenue
Birmingham

burchell edwards

Coalway Avenue
Birmingham B26 3JX

for sale
£290,000







Property Description

This beautifully presented and fully refurbished traditional three-bedroom semi-detached home is ideally situated in the highly sought-after area of Sheldon, Birmingham, within close proximity to the main Coventry Road and its excellent range of shops, amenities, schools and transport links.

Offering spacious and extended accommodation throughout, this fantastic family home is ready to move straight into and is available with no upward chain.
The property is approached via a fore garden and opens into a welcoming entrance hallway. The ground floor boasts a spacious through lounge, providing an excellent living and dining space ideal for both everyday family life and entertaining guests.

To the rear, the property benefits from an extended fitted kitchen offering an abundance of storage and workspace, creating the perfect hub of the home.
Completing the ground floor is a modern shower room, adding convenience and flexibility for growing families.

The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, providing comfortable accommodation for all.
Further benefits include double glazing, gas central heating, and an enclosed rear garden offering an excellent outdoor space for relaxation and entertaining.

Combining traditional character with modern improvements, this superb property represents an excellent opportunity for families, first-time buyers and investors alike.

Agent Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Lounge

12' 10" x 9' 10" (3.91m x 3.00m)
Double glazing bay window to front, open plan lounge/dining room, radiators, ceiling lights, wall sockets

Dining Room

12' 2" x 9' 10" (3.71m x 3.00m)
Double glazing to rear, access to garden, radiator, ceiling light, wall sockets

Kitchen

14' 9" x 9' 3" (4.50m x 2.82m)
Double glazing to rear, wall and base units, extractor fan, hob, oven, spotlights, wall sockets

Downstairs W.C

Corner shower, storage, wash hand basin, w.c, heated towel rail

Bedroom Three

.8' 2" x 5' 3" (2.49m x 1.60m)
Double glazing to front, radiator, ceiling light, wall sockets

Bedroom One

13' 1" x 9' 11" (3.99m x 3.02m)
double glazing bay window to front, radiator, wall sockets, ceiling light

Bedroom Two

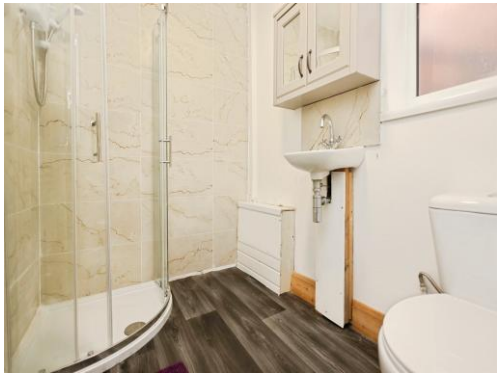
10' x 9' 11" (3.05m x 3.02m)
Double glazing to rear, radiator, wall sockets, ceiling light

Bathroom

Bath with shower, wash hand basin, w.c, obscure window to side



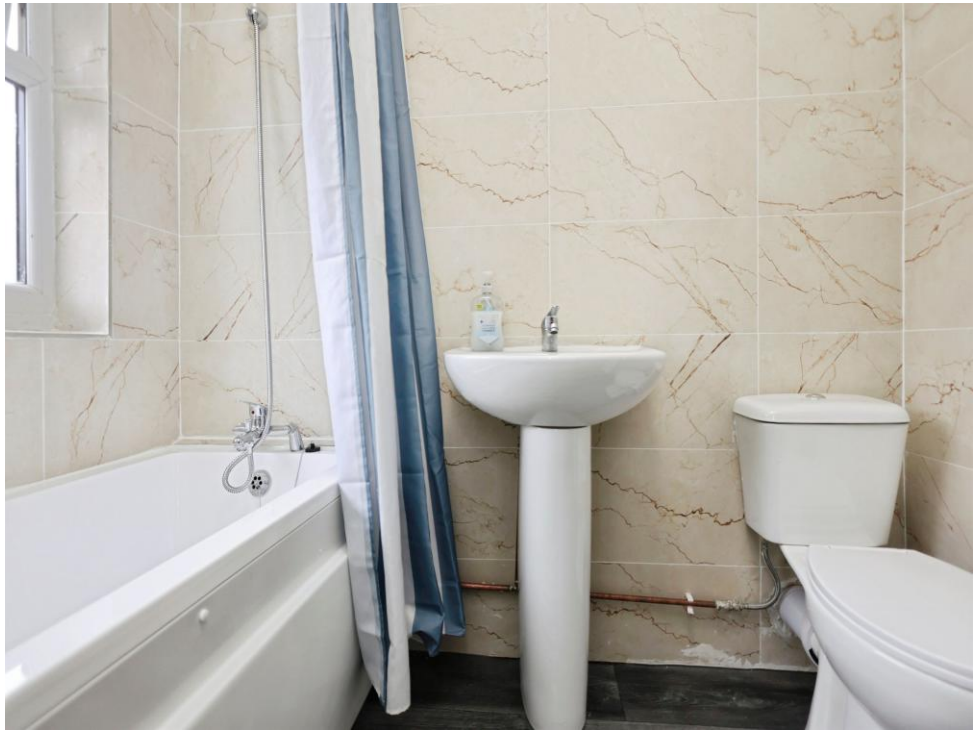




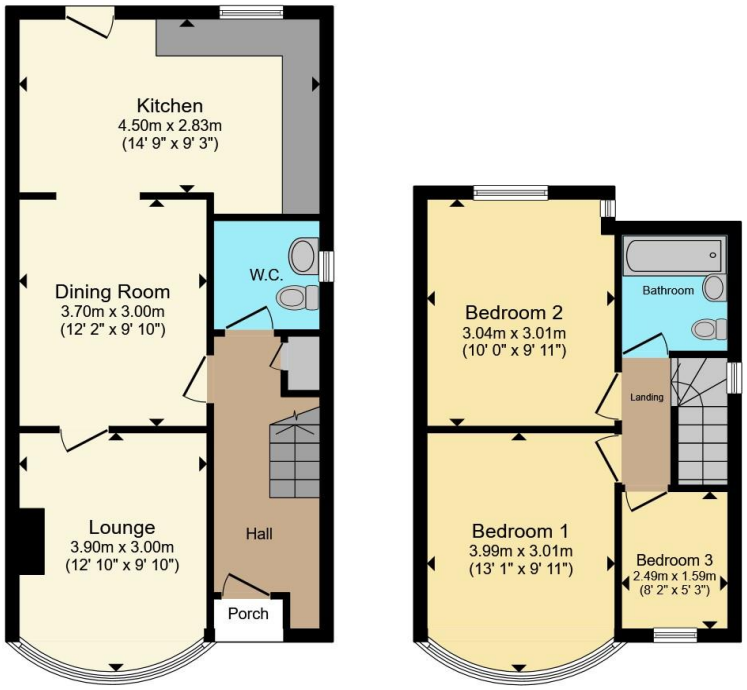












Ground Floor **First Floor**

Total floor area 82.4 m² (887 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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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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