

Cottons

CHARTERED SURVEYORS

79 Chadwick Avenue, Rednal,
Birmingham, B45 8ED

Offers in the Region Of
£245,000



- Traditional Semi-Detached Family Home
- Desirable Cul-De-Sac Near Lickey Hills Country Park
- Through Lounge
- EPC Rating: D
- Three Bedrooms
- No Upward Chain

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A well presented semi-detached home in DESIRABLE CUL-DE-SAC on the edge of LICKEY HILLS COUNTRY PARK. Viewings VITAL to appreciate location and accommodation offer. Benefiting from uPVC double glazing, combi gas central heating and potential to extend (subject to appropriate consents), this ideal first time purchase or family home comprises fore garden with access from shared driveway and potential for driveway subject to landscaping, hallway, through lounge, kitchen, three bedrooms, first floor bathroom and rear garden. Offered with NO UPWARD CHAIN.

Property Tenure

Freehold

Council Tax Band

B

EPC Rating

D

Location

The property is located within a desirable dul-de-sac, off Leach Green Lane in a popular residential location on the Birmingham and Worcestershire borders.

Conveniently located approximately:

-500 metres from Lickey Hills Country Park.

-730 metres from Cofton Park. -770 metres from Rubery High Street along New Road.

-1.8 miles from Junction 4 of the M5.

-2.2 miles from Barnt Green Village Centre.

-7.7 miles from Birmingham City Centre.

Description

A traditional semi-detached home constructed around the 1930s of brick construction surmounted by a clay tile pitched roof.

The property is in a well presented condition. Benefiting from uPVC double glazing and gas central heating.

Accommodation

Please refer to the floor plan for room measurements.

Ground Floor

Hallway, through lounge, kitchen.

First Floor

Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single), bathroom with WC.

Outside

To the front a fore garden, accessed via a shared drop kerb, with scope for off road parking, subject to landscaping.

To the rear a garden.

Availability

The property is offered with vacant possession and no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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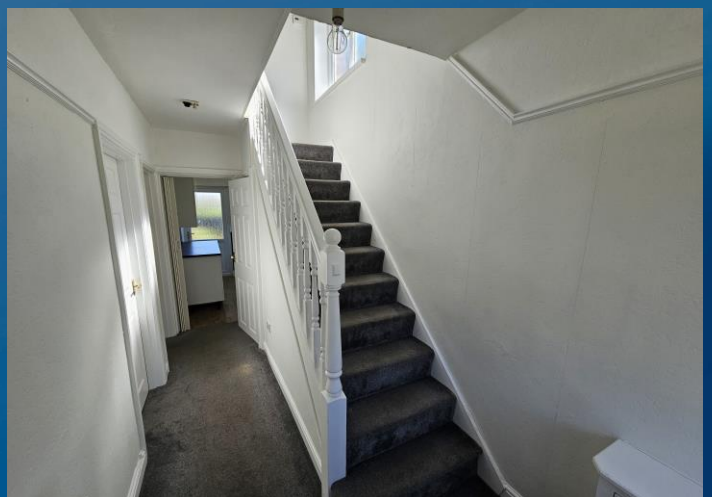
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79 Chadwick Avenue

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft

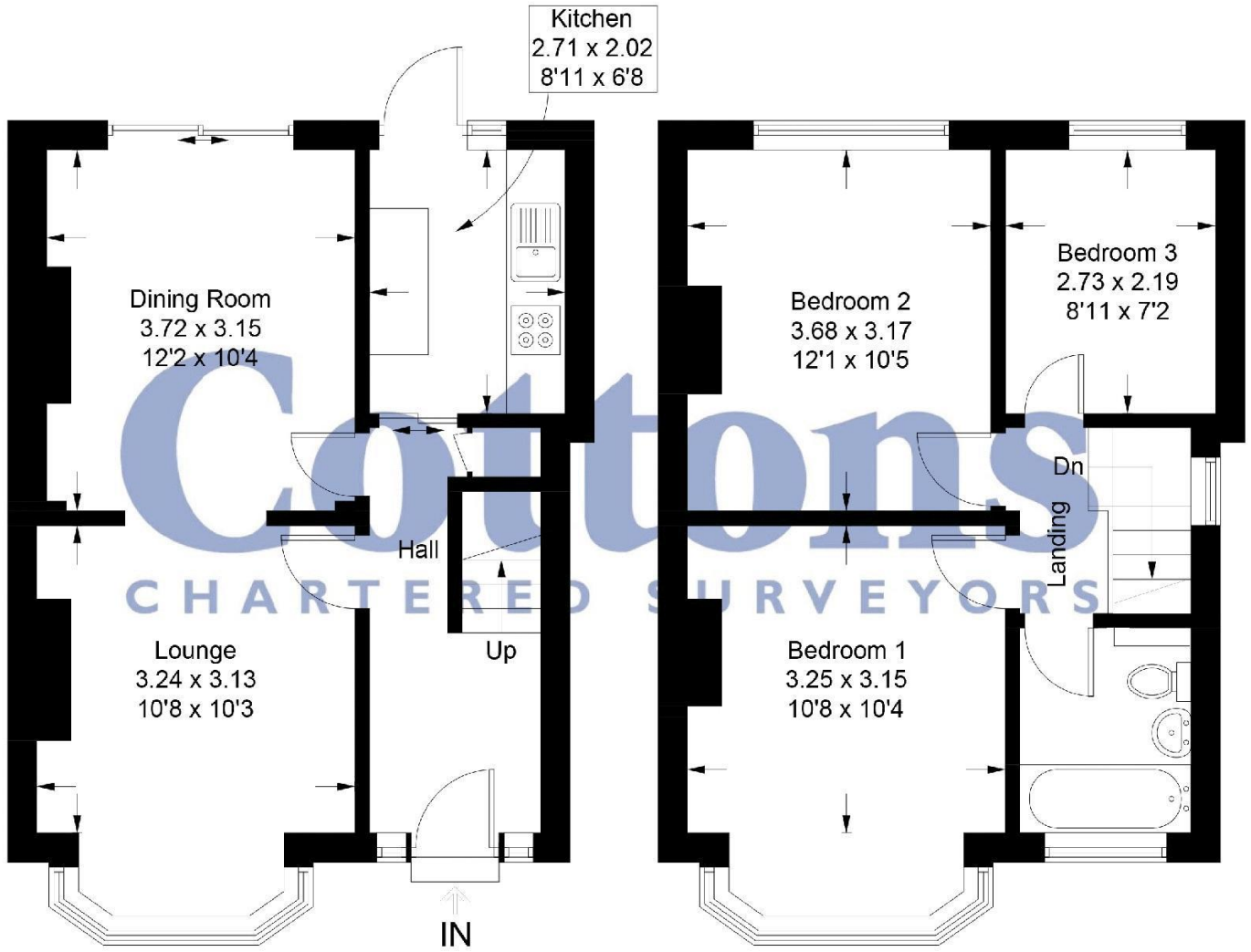


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This plan is for illustration purposes only and may not be to scale or representative of the property.

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