



**Madison Avenue, Birmingham B36 8EQ**

welcome to

**Madison Avenue, Birmingham**

**\*\*FIVE BEDROOM SEMI DETACHED PROPERTY\*\* TWO RECEPTION ROOMS\*\* EXTENDED KITCHEN\*\* DOWNSTAIRS BEDROOM WITH DOWNSTAIRS SHOWER ROOM\*\* FOUR FIRST FLOOR BEDROOMS\*\* FAMILY BATHROOM\*\* BOARDED LOFT\*\* DRIVEWAY TO THE FRONT\*\* REAR GARDEN**



### Entrance Porch

Double-glazed window to front, tiled floor, door to hallway.

### Entrance Hall

Radiator, laminated flooring and stairs to first floor.

### Lounge

Double-glazed bay window to front, radiator, three wall lights and laminate flooring.

### Dining Room

Double glazed window and doors to rear, radiator, ceiling light point and feature fireplace.

### Kitchen (L Shaped Room)

Two double-glazed windows to rear, double-glazed door to garden, spotlights, cupboard, drawer and base units, roll top work surfaces, stainless steel sink and drainer, gas point, cooker hood, plumbing for washing machine, tiled floor, concealed boiler.

### Downstairs Bedroom

Double-glazed window to front, radiator, ceiling light point and door to ensuite.

### Ensuite

Low level w.c., pedestal basin, shower and tiled floor.

### Landing

Ceiling light point, stairs and loft access.

### Bedroom Two

Double-glazed window to rear, radiator and built in cupboard.

### Bedroom Three

Double-glazed window to front, radiator, ceiling light point and built in cupboard.

### Bedroom Four

Double-glazed windows to front and rear, radiator, door to dressing room.

### Dressing Room

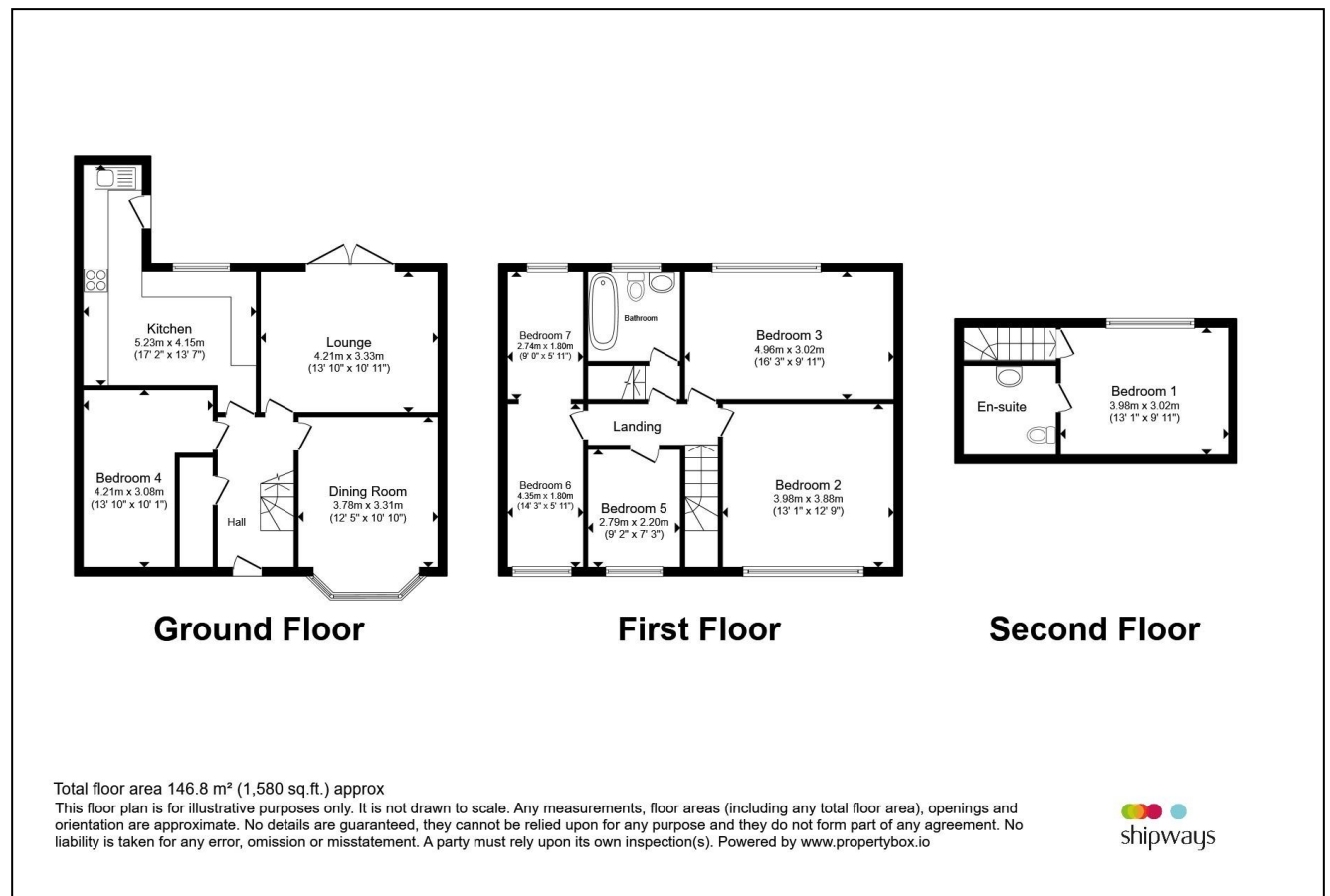
9' 1" x 5' 4" ( 2.77m x 1.63m )

### Bathroom

Double-glazed window to rear, heated towel rail, ceiling light point, P shaped bath with shower over, low level w.c. and vanity sink.

### Garden

Mainly lawned rear garden, shrubs and trees and enclosed by fencing.



**view this property online** [shipways.co.uk/Property/CAB112215](http://shipways.co.uk/Property/CAB112215)



welcome to

## Madison Avenue, Birmingham

- FIVE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- GROUND FLOOR BEDROOM WITH ENSUITE SHOWER ROOM
- FOUR FIRST FLOOR BEDROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers over

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [shipways.co.uk/Property/CAB112215](https://shipways.co.uk/Property/CAB112215)



Property Ref:  
CAB112215 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

shipways



**0121 747 4722**



[castlebromwich@shipways.co.uk](mailto:castlebromwich@shipways.co.uk)



258 Chester Road, Castle Bromwich,  
BIRMINGHAM, West Midlands, B36 0JE



[shipways.co.uk](https://shipways.co.uk)