







Derron Avenue, Birmingham

Tenure: Freehold

- Chain Free
- Three Bedrooms
- Extended Kitchen
- Semi detached
- Great Location
- Off Road Parking

Price £245,000

HUNTERS®
HERE TO GET *you* THERE

Derron Avenue, Birmingham

DESCRIPTION

This well maintained and extended semi-detached property is set back from the road, featuring a block-paved driveway and a double-glazed entrance porch.

Inside, a welcoming hallway provides access to the main living areas and staircase to the first floor. The extended kitchen offers generous space, ideal for modern family life.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

To the rear, the garden boasts a paved patio area and a private, well-kept lawn—perfect for relaxing or entertaining.

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market.

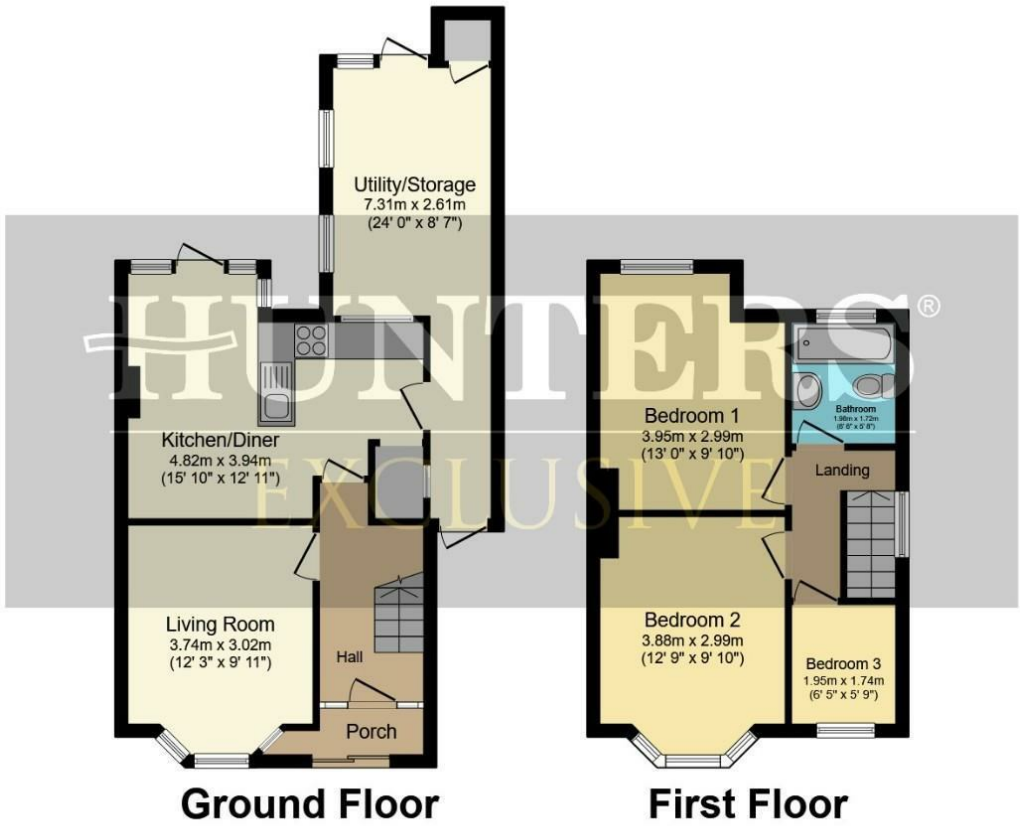
As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email committedbuyer@ gotogroup.co.uk for more information











Total floor area 84.0 sq.m. (905 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.focalagent.com

Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

163 High Street, Solihull, B91 3ST
Tel: 0121 709 0111 Email:
solihull@hunters.com https://www.hunters.com

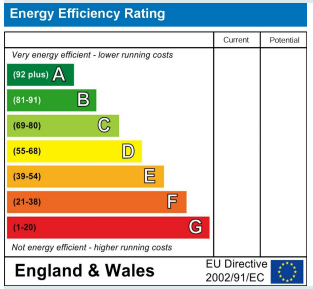
The Property Ombudsman

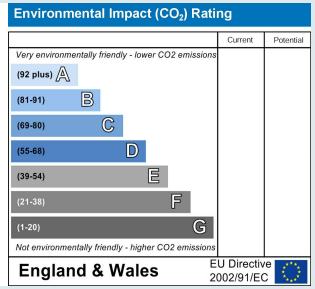
APPROVED CODE
TRADINGSTANDARDS.UK

Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

HUNTERS®
HERE TO GET *you* THERE