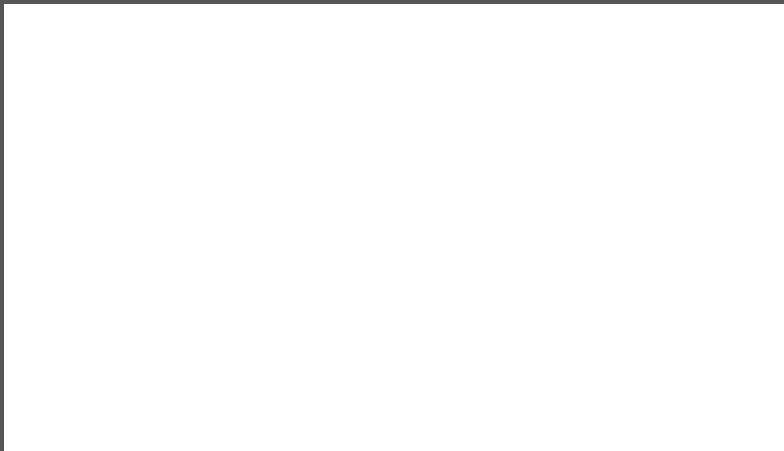




28 Third Avenue, Birmingham, B29 7EX



Lex Allan are proud to present this stunning four bedroom family home in the heart of Selly Oak, with Cannon Hill Park and Egbaston Cricket Ground both in walking distance. This property comprises off: Vestibule Area, Hallway, Two Reception Rooms, Refitted Kitchen/ Dining Room, Re-fitted Utility Room and Cloak Room Wc. On the first Floor there are Three Bedroom and Family Bathroom with a further Bedroom on the second floor. The property also benefits from having a Central Heating System and Front & Rear Gardens.



**IMPORTANT NOTICE** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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