



**Abbotsford Avenue, Birmingham B43 6HE**

**welcome to**

## **Abbotsford Avenue, Birmingham**

Spacious semi-detached home featuring a bright lounge, well-equipped kitchen, and a convenient cloakroom/WC. Upstairs offers three generous bedrooms and a modern family bathroom. Benefits include a private rear garden, driveway, and integral garage.

### **Agent Note**

Council Tax Band C

### **Approach**

Paved driveway for multiple cars, up and over door into the garage, UPVC door into

### **Entrance Porch**

Tiled flooring, radiator, storage cupboard, ceiling light point

### **Inner Hall**

Tiled flooring, ceiling light point, storage cupboard

### **Lounge**

17' x 12' 4" ( 5.18m x 3.76m )

Double glazed window front facing, electric fire, three wall lights, radiator

### **Kitchen**

12' 1" x 10' 4" ( 3.68m x 3.15m )

Double glazed rear window, a range of wall and floor cabinets with a roll top worksurface, freestanding fridge freezer, washing machine, integrated cooker, radiator, vinyl flooring, sink and drain, cupboard housing wall mounted boiler

### **Cloakroom**

Guest WC with Sink

### **Landing**

Loft access, carpeted, loft access, ceiling light point, cupboard housing water tank

### **Bedroom One**

13' 2" x 10' 8" ( 4.01m x 3.25m )

Double glazed window to the front of the property, carpeted, ceiling light point, radiator

### **Bedroom Two**

10' 8" x 9' 11" ( 3.25m x 3.02m )

Radiator, carpeted, ceiling light point, built in wardrobes

### **Bedroom Three**

7' 11" x 6' 2" ( 2.41m x 1.88m )

Double glazed window to the front of the property, radiator, ceiling light point. radiator

### **Bathroom**

6' 1" x 5' 11" ( 1.85m x 1.80m )

Double glazed window to the rear of the property, 1/2 tiled walls. shower over the bath, WC, Sink, Vinyl flooring, radiator, ceiling light point

### **Rear Garden**

Well presented garden

### **Garage**

Garage with back door





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welcome to

## Abbotsford Avenue, Birmingham

- SEMI DETACHED
- LOUNGE
- KITCHEN
- CLOAKROOM/WC
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of  
**£260,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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