



**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

### **Entance 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





***view this property online*** [shipways.co.uk/Property/GRB110293](https://shipways.co.uk/Property/GRB110293)





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)

**view this property online** [shipways.co.uk/Property/GRB110293](http://shipways.co.uk/Property/GRB110293)



Property Ref:  
GRB110293 - 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.



**0121 358 2281**



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



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



**[shipways.co.uk](http://shipways.co.uk)**