



26 Ferndale Avenue, Birmingham, B43 5QF
£260,000

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Bedrooms: 3 | Bathrooms: 1 | Receptions: 2
EPC Rating: D
Council Tax Band: C

Please Quote Ref; JK1493

A wonderful family home tucked away in a peaceful cul-de-sac setting – welcome to 26 Ferndale Avenue.

Occupying a desirable position at the end of a quiet cul-de-sac just off Appleton Avenue in Great Barr, Birmingham, this charming home enjoys an excellent location. With convenient access to major motorway links, a wide range of local amenities, and the highly regarded Ferndale Primary School on the road, it offers the perfect setting for family life.

Set behind a driveway with steps leading to the front entrance, the property makes an excellent first impression. Inside, a welcoming entrance porch opens into a spacious hallway with a useful storage cupboard, leading through to a bright and generous living room. A beautiful bay window to the front fills the room with natural light while providing pleasant views over the street.

The heart of the home lies to the rear, where an extended open-plan kitchen/diner creates a fantastic space for everyday family living and entertaining. Offering ample room for dining, direct access to the garden, and sliding doors into a large conservatory with underfloor heating, this versatile space is currently used as a home office but could easily adapt to suit a variety of needs.

Upstairs, the first-floor landing leads to three well-presented bedrooms, two of which are comfortable doubles, along with a spacious family bathroom featuring both a separate bath and shower.

Outside, the property boasts a surprisingly generous rear garden, enjoying a private outlook backing onto Gorse Farm Wood Local Nature Reserve. The garden offers a sociable patio area, ideal for outdoor dining, alongside an extensive lawn and fenced enclosure, providing plenty of space for children, pets, or keen gardeners to enjoy.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

Anti-Money Laundering (AML) Regulations:

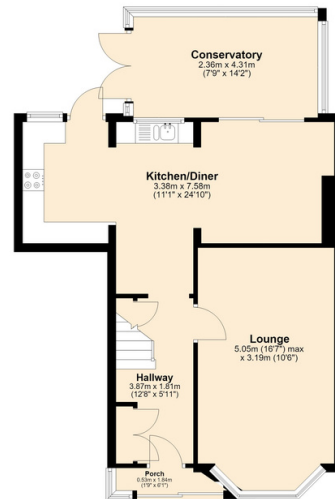
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We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.

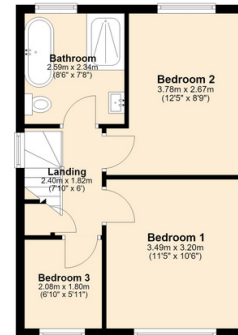




Ground Floor



First Floor



Total area: approx. 97.8 sq. metres (1052.6 sq. feet)









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