

for sale

£335,000 Freehold



Ratcliffe Avenue Birmingham B30 3NZ

Immaculate 4-bedroom, 3-story mid-terrace townhouse, ideal for families. Features large kitchen, spacious living area, and gated parking for 2 cars. Conveniently located near amenities, schools, and transport links.

- Energy Rating: C
- FOUR BEDROOMS
- THREE FLOORS
- MODERN
- GARDEN

Property Details

Entrance Hall

downstairs w/c, wash hand basin, backsplash, tiled and double-glazed window

Lounge

Double glazed window to front, 2 radiators, electric fire and fireplace

Kitchen

Kitchen comprising of a range of wall and base units sink and drainer over with gas stove. Integrated fridge freezer white goods and storage under stairs. Double glazed window to front and back

Landing

radiator and the bottom of the stairs, airing and cupboard double glazed window.

Bedroom One

Double glazed window to rear and radiator

Bedroom Two

double glazed window to front

Bedroom Three

two double glazed windows to front, built in storage and two radiators

Ensuite

Shower, w/c wash hand basin, backsplash and radiator

Bedroom Four

Double Glazed window to rear and radiator.

Bathroom

Bath, w/c, wash hand basin, tiled with double glazed window to rear.

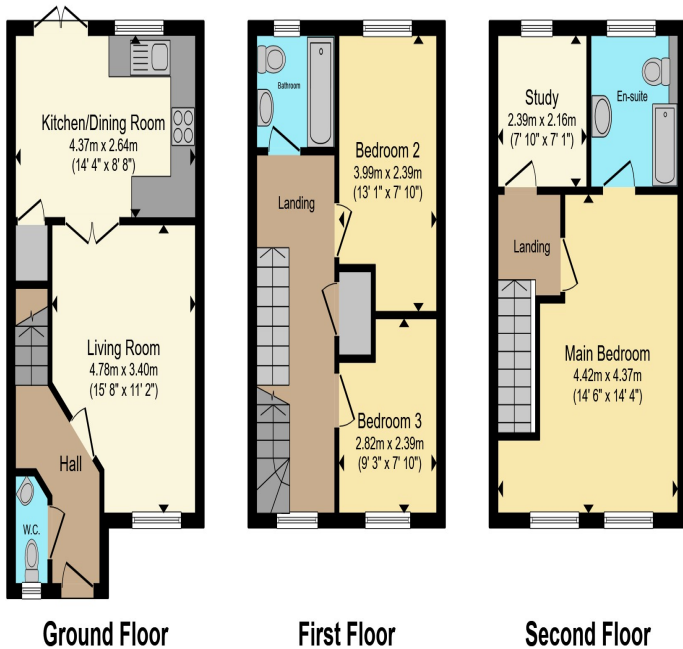
Front Garden

fenced with small green space

Rear Garden

Patio with back access, green space, parking behind garden and shed.





Total floor area 92.8 m² (999 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.propertybox.io



To view this property please contact Connells on

T 0121 443 3357
E kingsheath@connells.co.uk

93 High Street Kings Heath
 BIRMINGHAM B14 7BW

Property Ref: KTH311061 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk