

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Miraj Avenue, Birmingham | £340,000

**\*\*FABULOUS MODERN TERRACED FAMILY HOME \*\* SITUATED IN A MOST SOUGHT AFTER LOCATION IN SPARKHILL \*\* FIVE BEDROOMS \*\* THREE ENSUITE SHOWER ROOMS \*\* TWO RECEPTIONS ROOMS \*\***

**YOUR DREAM HOME HAS JUST BECOME AVAILABLE TO THE MARKET!**

This MODERN TERRACE HOUSE situated on MIRAJ AVENUE just off SHOWELL GREEN LANE, is an ideal family home. CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!!

Accessed via double glazed entrance door, the property comprises of: Entrance hallway TWO RECEPTION ROOMS, KITCHEN/DINER WITH APPLIANCES INCLUDED, GUEST W.C and rear garden all on the ground floor with stairs leading to; First floor comprises of THREE BEDROOMS, TWO EN-SUITE SHOWER ROOMS & FAMILY BATHROOM. Second floor comprises of TWO BEDROOM BOTH WITH EN-SUITE SHOWER ROOMS .

The property benefits from central heating and double glazing (where specified)

Energy performance certificate ;

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### APPROACH

Access is gained via front door leading to

### Hallway

With stairs leading to the first floor, central heating radiator under stairs storage cupboard and doors off

### Reception one

9'10 x 13 (2.74m'3.05m x 3.96m)

Double glaze bay window to front and central heating radiator

### Reception two

9'2 x 13'9 (2.74m'0.61m x 3.96m'2.74m )

Double glazed double doors to rear and central heating radiator

### Kitchen

22'4 x 7'4 (6.71m'1.22m x 2.13m'1.22m )

With double glazed windows to side and rear elevations door to garden. Fitted with a range of matching wall base and draw units role edge work surface incorporating in stainless steel sink and drainer with mixer tap over oven hob and extractor, tiled floor and central heating radiator.

### Guest WC

Low level WC, heated towel rail, wash handbasin and tiled floor.

## FIRST FLOOR

### Landing

With stairs to 2nd floor, airing cupboard and doors off;

### Bedroom

10'3 x 10'4 (3.05m'0.91m x 3.05m'1.22m )

Double glazed window to front and central heating radiator.

### Bedroom

12 x 9'6 (3.66m x 2.74m'1.83m )

Double glaze window to rear and central heating radiator with door to ensuite.

### Ensuite

Low level WC, pedestal wash handbasin, shower cubicle, tiled walls and floor and heated towel rail

### Bedroom

7'3 x 9'10 (2.13m'0.91m x 2.74m'3.05m )

Double glaze window to rear and central heating radiator.

### Family Bathroom

8'4 x 5'10 (2.44m'1.22m x 1.52m'3.05m )

Double glaze frosted window to front panel bath low-level WC, pedestal wash handbasin, heated towel rail , tiling walls and floor.

## SECOND FLOOR

### Landing

Doors off;

### Bedroom

13'4 x 9'10 (3.96m'1.22m x 2.74m'3.05m )

Two double glaze windows to rear, central heating radiator and ensuite

### Ensuite

8'1 x 6'2 (2.44m'0.30m x 1.83m'0.61m )

Double glaze window to rear low level WC pedestal wash handbasin, shower cubicle, heated towel rail , tiled floor and walls.

### Bedroom

13'6 x 9'11 (3.96m'1.83m x 2.74m'3.35m )

Two double glaze windows to front, central heating radiator and door ensuite.

### Ensuite

Low level WC pedestal wash handbasin, shower cubicle, tiling to walls and floor and heated towel rail.

## OUTSIDE

### Rear Garden

Enclosed with patio area and lawn area.



This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

