



West Park Avenue, Birmingham B31 5BE

welcome to

West Park Avenue, Birmingham

****WELL PRESENTED EXTENDED SEMI-DETACHED HOME *** THREE GOOD SIZED BEDROOMS *** EXCELLENT LOCATION *** CLOSE TO LOCAL AMENITIES *** OPEN PLAN KITCHEN *** MULTIPLE RECEPTION ROOMS *** PRIVATE REAR GARDEN *** LARGE DRIVEWAY ****

Agent Note

This property is council tax band B.

Entrance Hall

Double glazed window to front, single glazed door to front, radiator.

Lounge

12' x 9' 1" (3.66m x 2.77m)

Double glazed bay window to front, radiator, wood burner.

Dining Room

11' 1" x 8' 1" (3.38m x 2.46m)

Double glazed double doors to rear, radiator.

Kitchen

22' 1" x 12' 1" (6.73m x 3.68m)

(Irregular shaped room) Double glazed double doors to rear & window to front, radiator, range of wall & base units with drawers and worktops over, range cooker, extractor hood, splash-back, butler sink, wine cooler, built in storage.

Utility Room

5' x 5' (1.52m x 1.52m)

Double glazed rear facing frosted window, boiler.

Bedroom 1

10' into wardrobe. x 9' (3.05m into wardrobe. x 2.74m)

Double glazed rear facing window, radiator, fitted wardrobes.

Bedroom 2

13' x 9' into bay. (3.96m x 2.74m into bay.)

Double glazed front facing bay window, radiator, built in wardrobe.

Bedroom 3

11' x 5' (3.35m x 1.52m)

Double glazed front facing window, radiator.

Bathroom

Double glazed rear facing frosted window, heated towel rail, roll-top bath, corner shower with rainfall head, low level flush w/c, wall mounted wash hand basin with hot & cold taps.

Rear Garden

Enclosed, steps up to tiered lawn, private patio, 2 sheds.

Parking

Double driveway.





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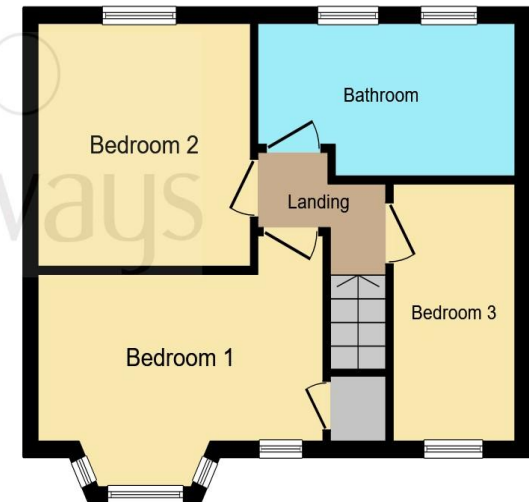
- Well presented and extended family home.
- Excellent location.
- Close to local amenities.
- Open plan kitchen.
- Multiple reception rooms.

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

offers over
£300,000



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

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Property Ref:
HBN112013 - 0006

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