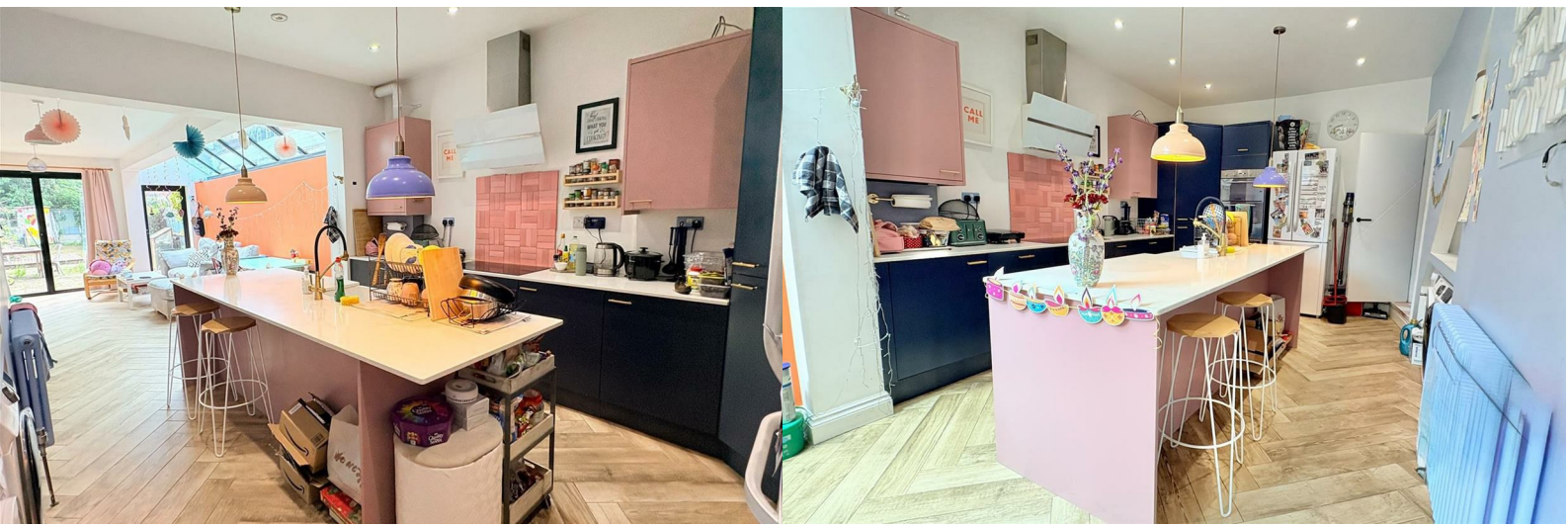




## 26 First Avenue

Selly Park, Birmingham, B29 7NS

Offers Over £400,000



**\*LOVELY THREE-BEDROOM PERIOD HOME IN THIS BEAUTIFUL TREE-LINED ROAD WITH NO UPWARD CHAIN\***

Lovely upgraded period mid-terrace home on First Avenue. Ideally located for all of the local places of interest which includes being a short stroll to Cannon Hill Park but also ideal for the Dental Hospital, QE Hospital, Birmingham University, City Centre and also the well renowned local schools in the area. The property itself offers the following accommodation, fore garden, inner vestibule, entrance hallway, reception room, extended and updated kitchen/diner, downstairs WC and access to a landscaped rear garden. To the first floor there are three bedrooms and a re-fitted family bathroom. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this wonderful home, please contact our Moseley Office.



#### Approach

The property is approached via a shallow fore garden leading to a wooden front entry door opening into:

#### Vestibule

With tiled flooring and further door opening into:

#### Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor landing and doors opening into:

#### Reception Room

10'8" x 13'11" (3.27 x 4.26)

With central heating radiator, double glazed bay window to the front aspect, gas fireplace with decorative mantle piece and ceiling light point.

#### Open Plan Living/Dining and Kitchen

#### Kitchen

10'11" x 14'8" (3.35 x 4.48)

Kitchen Area with herring bone effect laminate wood flooring, a selection of wall and base units with marble effect work surfaces over, island incorporating sink with mixer tap over, space facility for washing machine and tumble dryer, integrated fridge freezer, cupboard housing wall mounted boiler, Hob with extractor and tiling to splash backs and open walkway into:

#### Living/Dining Area

18'8" x (5.69 x)

With double glazed Bi-folding doors giving access to the rear garden, further double glazed door to the rear, double glazed windows, two ceiling light points and door opening into:

#### Ground Floor WC

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with central heating radiator, ceiling light point, door opening into storage cupboard and doors opening into:

#### Bedroom One

12'2" x 14'2" (3.73 x 4.33)

With double glazed window to the front, aspect, ceiling light point and central heating radiator.

#### Bedroom Two

8'0" x 14'3" (2.44 x 4.36)

With central heating radiator, ceiling light point and double glazed window

#### Bedroom Three

5'3" x 10'9" (1.62 x 3.3)

With double glazed window to the side aspect, ceiling light point and central heating radiator.

#### Bathroom

7'5" x 8'3" (2.27 x 2.53)

With low flus WC, bath with hot and cold mixer tap,

shower cubicle with mains powered shower over, pedestal wash hand basin with hot and cold taps, lino to flooring, tiling to walls, double glazed opaque window to the rear aspect, heated towel rail and wall mounted storage cupboard.

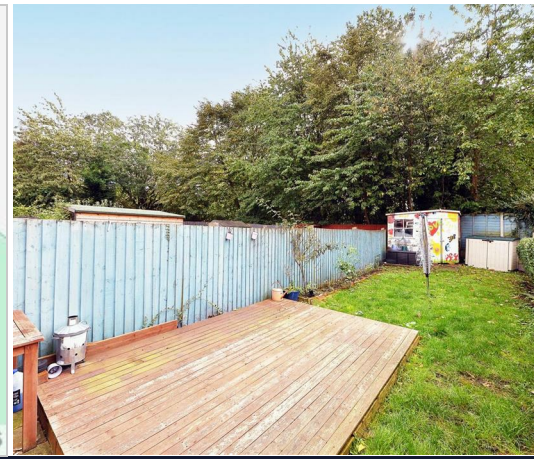
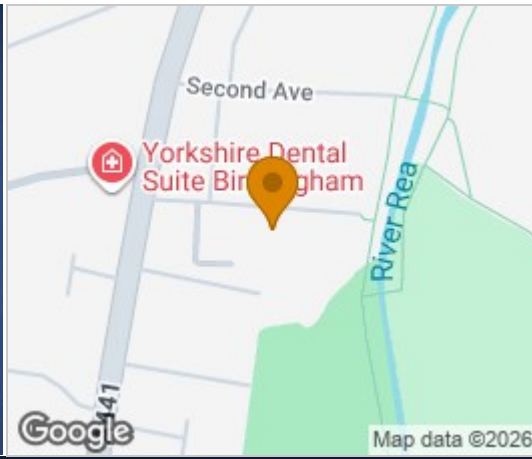
**Garden**

With paved patio area leading to lawned turfed area and fencing and shrubs to borders.

**Council Tax Band**

According to the Direct Gov website the Council Tax Band for 26, First Avenue, Selly Park, Birmingham, West Midlands, B29 7NS is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





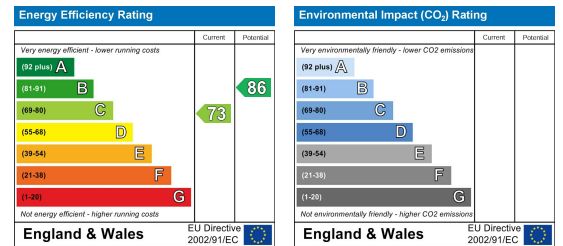
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

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