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Willow Avenue Birmingham B17 8HG

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Willow Avenue Birmingham B17 8HG

Ground Floor

Hallway

Providing access to the lounge and kitchen, with stairs leading up to the first floor.

Lounge

A spacious and beautifully presented lounge featuring wood-effect flooring, neutral décor and a large front-facing window allowing plenty of natural light.

Dining Room

A spacious and well-presented dining room offering ample space for dining/living furniture, complemented by tiled flooring and neutral décor throughout.

Kitchen

A modern and well-appointed kitchen fitted with a comprehensive range of contemporary wall and base units, complemented by contrasting work surfaces and stylish tiled splashbacks. Incorporating an integrated oven, gas hob and extractor hood, the room offers ample storage and preparation space. A rear-facing window provides natural light,

Kitchen/Utility

A useful secondary kitchen and utility space fitted with a range of wall and base units, complementary work surfaces and a stainless steel sink unit. Providing additional appliance space and storage, this practical room is ideal for laundry, food preparation or multi-generational living requirements, while a rear-facing window allows natural light to brighten the space.

Shower Room

Shower room comprising a glazed shower enclosure, pedestal wash hand basin, low-level WC, heated towel rail and tiled walls.

Garden

Generous enclosed rear garden comprising a lawned area, paved pathway and patio seating area.

First Floor

Bedroom One

Rear-facing double bedroom with a large window overlooking the garden, neutral décor, fitted carpet, radiator and ample space for bedroom furniture.



Bedroom Two

Front-facing double bedroom with fitted carpet, neutral décor, radiator and ample space for bedroom furniture and storage.

Bedroom Three

Front-facing bedroom with neutral décor, fitted carpet, radiator and a large window.

Bathroom

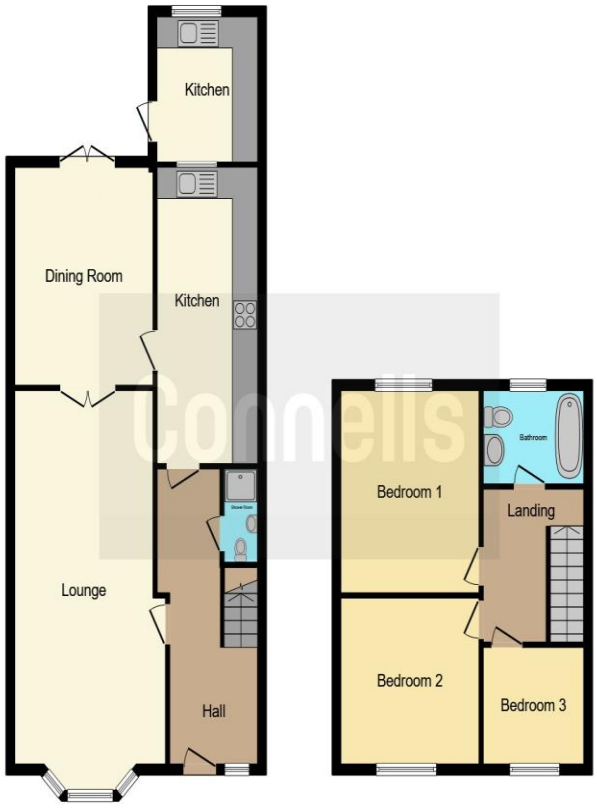
A spacious and well-maintained family bathroom fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with contemporary full-height wall tiling and complementary flooring, the room also benefits from a chrome heated towel rail and a frosted window providing natural light and ventilation.











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: BEA313118 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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