



Ipstones Avenue, Birmingham





## Property Description

This THREE bedroom property with further potential (SSTP) is situated in the popular residential location of STECHFORD. The property is located close to local shops and amenities. Good road links and the nearby Stechford Railway Station provide easy access to Birmingham City Centre. The accommodation itself comprises of three bedrooms, one reception room, a kitchen/dining room. Please call now to book a viewing on 0121 742 1725.

## Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

## Cloakroom

Fuse board and storage.

## Lounge

Double glazed bay window to front elevation, double glazed door to conservatory, two central heating radiators, laminate flooring and log burner.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, connections for gas hob and washing machine, laminate flooring, tiling to walls and central heating radiator.

## Landing

Central heating radiator, loft access via hatch and all doors off.

## Bedroom One

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath, central heating radiator and storage cupboard.

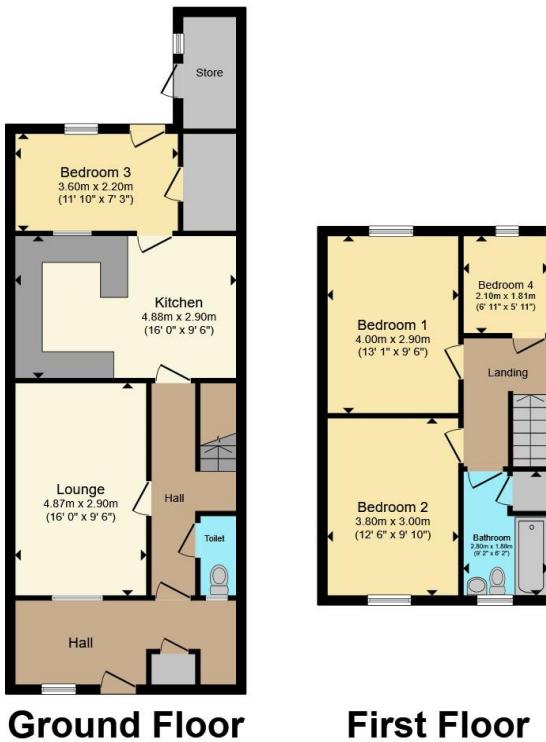
## Rear Garden

Laid to lawn, side access to frontage, storage shed and fencing to all boundaries.









**Ground Floor**

**First Floor**

**Total floor area 103.2 m<sup>2</sup> (1,110 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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