



46 Charlbury Avenue, Birmingham, West Midlands, B37 5BD

3 Bed House - Semi-Detached

**Offers Over £200,000**

📍 Receptions 2

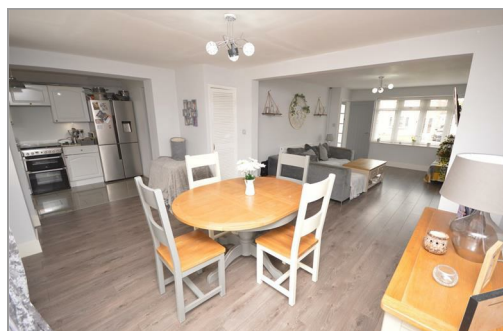
🛏 Bedrooms 3

🚿 Bathrooms 1



- WELL PRESENTED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE, DINER & KITCHEN
- MODERN BATHROOM SUITE
- CUL DE SAC LOCATION

- OFF ROAD PARKING FOR TWO CARS
- SPACE FOR HOME OFFICE
- GARAGE CONVERTED TO UTILITY ROOM & STORAGE AREA
- BEAUTIFUL WELL MAINTAINED FAMILY REAR GARDEN
- HD PROPERTY VIDEO WALKTHROUGH AVAILABLE



CHARLBURY AVENUE IS AN OPEN PLAN EXTENDED SEMI-DETACHED PROPERTY PRESENTED TO A HIGH STANDARD THROUGHOUT! Set in a cul de sac location, the property comprises Three good size Bedrooms, modern Bathroom Suite, a spacious Open Plan Lounge, Diner and Kitchen and Utility Area. The Garage has been converted and being used as a utility space and separate Storage/Gym/Office – perfect for those looking for a home office or hobby area. The front of the property offers Off Road Parking for two cars with a beautiful, well maintained family Garden to the rear. If you are looking for a family home with a great location, that is ready to move into, this property is for you!

### Overview & Approach



Charlbury Avenue is a well presented and extended Semi-Detached Property located in a cul de sac within Chelmsley Wood, Birmingham with some great outdoor space for families.

The area of Chelmsley Wood is located close to Birmingham International Train Station and Airport, Major Transport Links and is within walking distance to Birmingham Business Parks, Schools and Shops making this an ideal purchase for Investors, Families and First Time Buyers. The recent announcement of HS2 has increased interest in the area due to the reduced commuting time to London Euston.

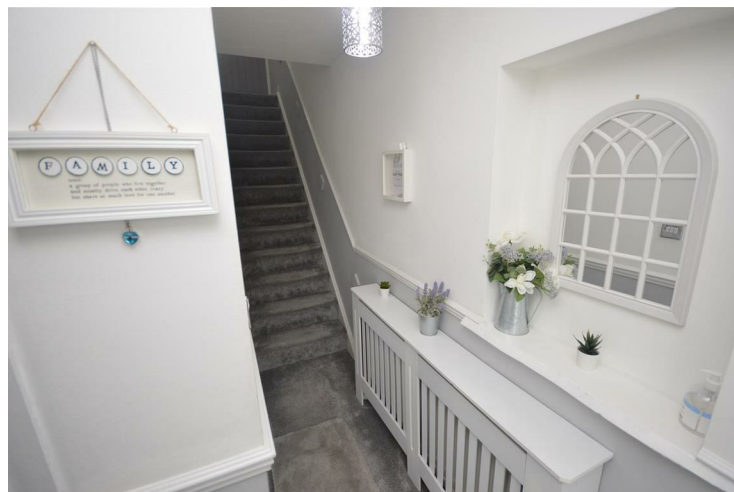
The property is approached via a block paved driveway suitable for two cars, lawn quadrant and grey slate surround, garage and an:

### Enclosed Porch



Overlooking the front of the property with a wall light point, ceramic floor tiles and a front door into the:

### Entrance Hallway



The Entrance Hallway includes a ceiling light and radiator point, stairs rising to the first floor and a door into the:



### Open Plan Lounge



Overlooking the front of the property with a feature bow window, ceiling light and radiator point, feature breast wall with beam display and laminate flooring that continues through to the:

### Open Plan Diner



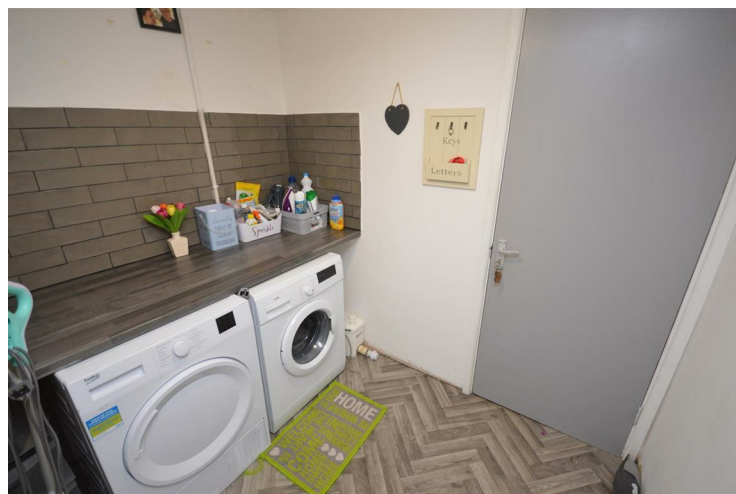
Overlooking the Rear Garden with patio doors opening out and accessible via the archway from the Open Plan Lounge, the Dining Area includes a ceiling light and radiator point, a storage cupboard under the stair case, laminate flooring and an archway into the:

### Kitchen



Overlooking the Rear Garden with a patio door opening out, the Kitchen includes a ceiling light point, matching wall and base units with work surface over, tiled trim and a stainless steel sink and drainer unit. There is also space for a side by side fridge freezer, cooker and dishwasher. The Kitchen also comprises tiled flooring and a doorway into the:

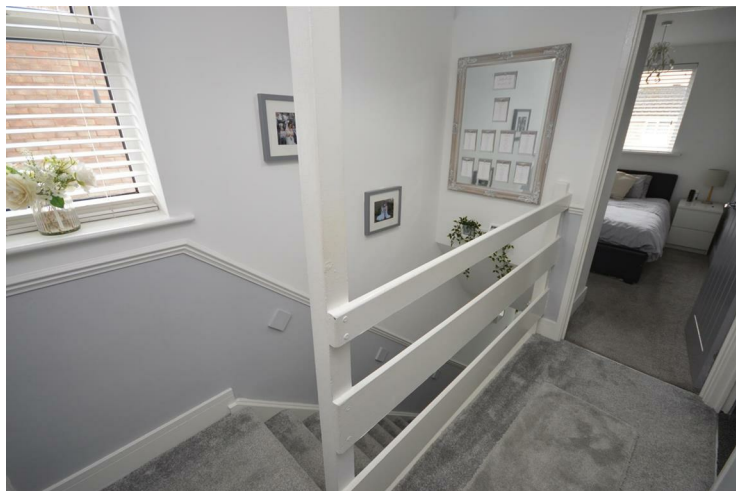
### Utility Area



The Utility Area includes a ceiling light point, work surface with tiles over, an upright heated towel rail and vinyl flooring.

Originally used as a Wet Room, the facilities are in place should the new vendors wish to convert back.

### Stairs & Landing



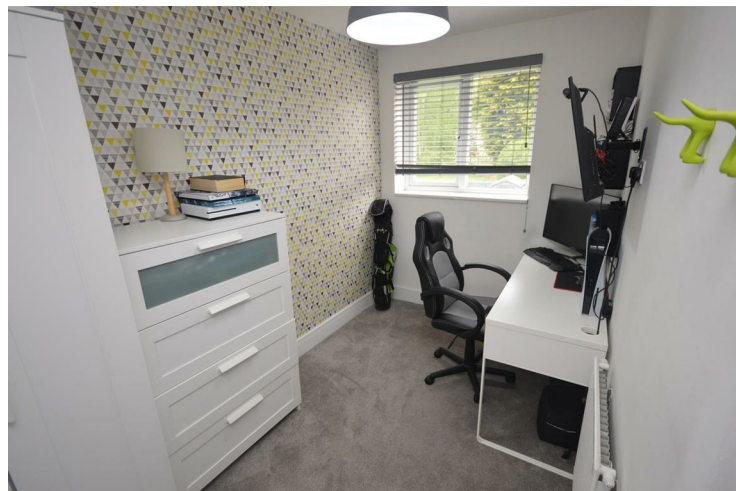
Overlooking the side of the property with a light point and loft hatch to the ceiling, an airing cupboard housing the boiler and doors leading off to:

### Bedroom One



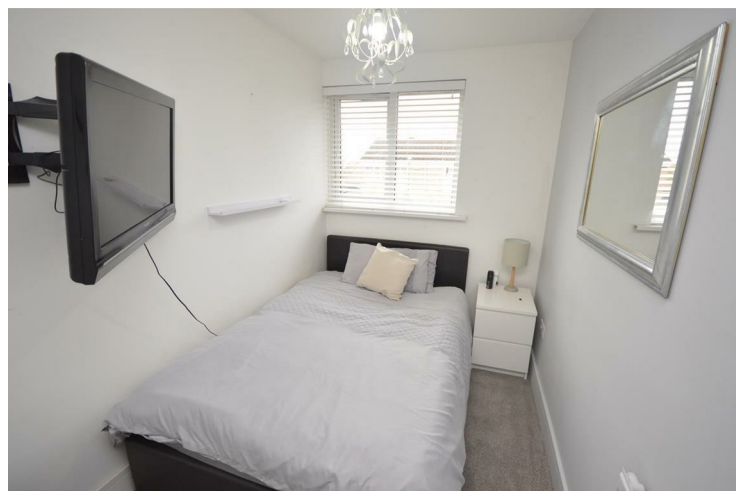
Overlooking the front of the property with a ceiling light and radiator point and a feature paneled wall.

### Bedroom Two



Overlooking the Rear Garden with a ceiling light and radiator point.

### Bedroom Three



Overlooking the front of the property with a ceiling light and radiator point and storage cupboard.

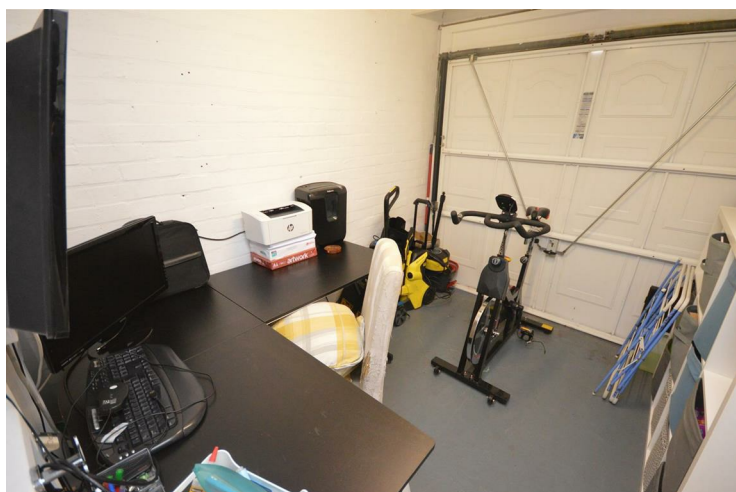


### Family Bathroom



Overlooking the Rear Garden with a light point and extractor fan to the ceiling, the Bathroom comprises of a modern suite to include a paneled bath with integral shower, feature tiled wall with inset mosaic design, pedestal hand basin, push button WC, heated towel rail and tiled flooring.

### Storage Area

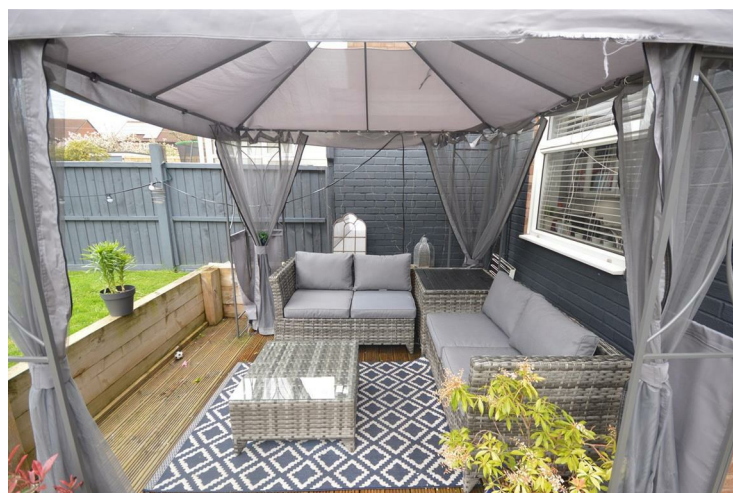


The Garage includes an up and over door to the driveway but is utilised as a working office space and includes a ceiling light point, fuse board, water tap and concrete flooring.

### Rear Garden



The Dining Area and Kitchen both have patio doors that open out onto a lovely spacious decking area - perfect for outdoor entertaining! Steps lead onto a grass lawn with sleeper retainers, slate bedding area with ornamental shrubs and surrounding fence panel perimeters.



### Additional Information

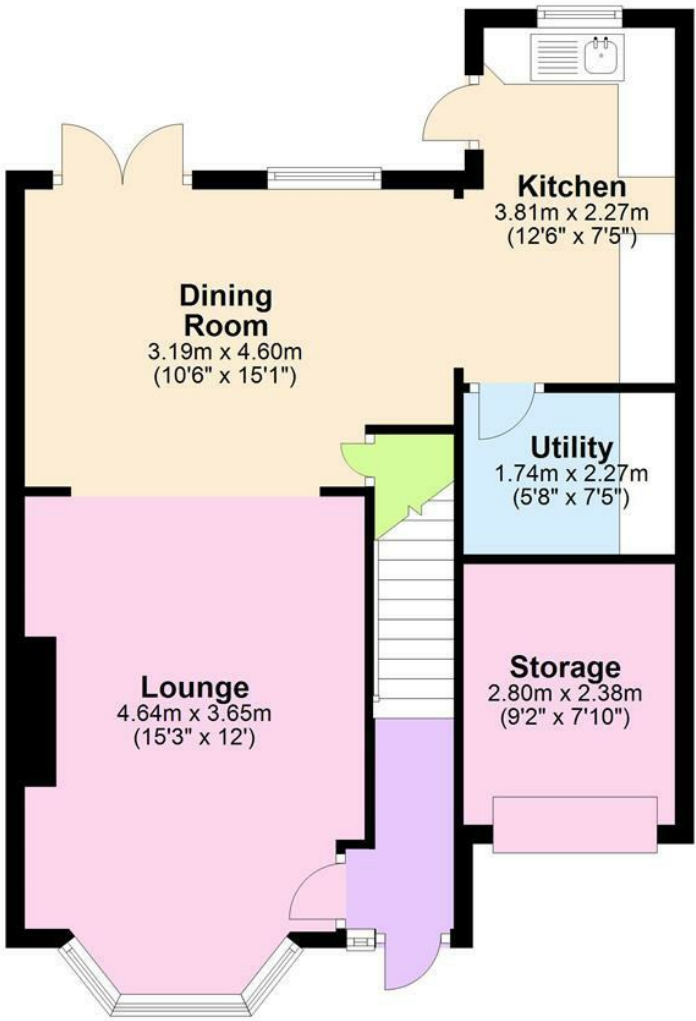


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

# Charlbury Avenue

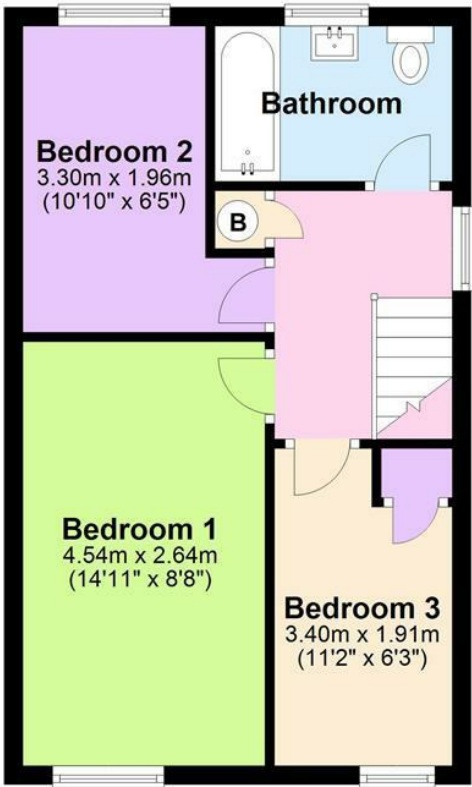
## Ground Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



## First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)

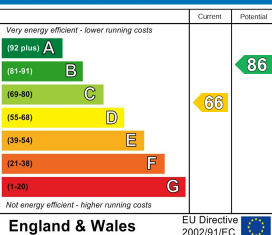


Total area: approx. 94.1 sq. metres (1013.3 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

