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Sales and Lettings

207, WILLOW AVENUE, BIRMINGHAM, B17 8HH  
OFFERS IN REGION OF £280,000







A deceptively spacious three bedroom semi detached house in a popular neighbourhood.

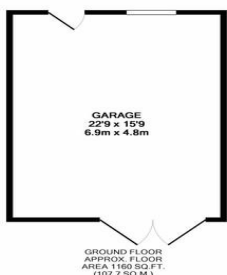
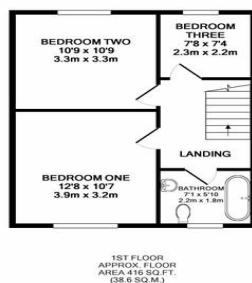
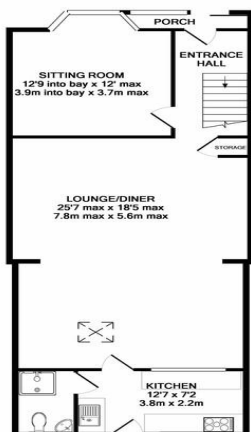
The property boasts accommodation of over 1500 square feet, with downstairs central focal point being a large open plan living/dining room with separate kitchen and front facing sitting room, with the bonus of a downstairs shower room.

Upstairs includes well proportioned bedrooms complimented by a family bathroom, whilst further features include double glazing and gas central heating (where specified).

Buyers have the luxury of off road parking with a front driveway, whilst also benefitting from rear access to garden and the luxury of two garages to the rear. The current vendors have made recent upgrades including carpets and décor internally as well as the roof, whilst further modernisation internally would significantly enhance the property.

The area itself lends itself to professionals wanting a short commute to the city centre or nearby City Road and Queen Elizabeth Hospitals, with excellent road and transport links. Likewise, it offers excellent proximity to recreational facilities of Edgbaston and Harborne, with Bearwood high street a short walk for local amenities. The location is also popular for young families, being within catchment for Ofsted rated "outstanding" schooling (based on 2018 results).

Internal viewing recommended.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1160 SQ. FT.  
(107.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 1576 SQ. FT. (146.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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