

123 Circus Avenue, Birmingham, West Midlands, B37 7NQ

3 Bed House - Terraced

Offers In Excess Of £170,000

💡 Receptions 1

🛏️ Bedrooms 3

🛁 Bathrooms 1



- SELF BUILD SPACIOUS THREE BEDROOM PROPERTY
- LOCATED IN QUIET CUL DE SAC
- OFF ROAD PARKING AND SEPARATE GARAGE
- DOWNSTAIRS GUEST WC
- THREE DOUBLE BEDROOMS
- CLOSE TO MAJOR TRANSPORT LINKS
- NO UPWARD CHAIN
- GREAT FAMILY ACCOMMODATION
- IN NEED OF MINOR IMPROVEMENT
- VIDEO WALKTHROUGH AVAILABLE



A SELF BUILD STYLE PROPERTY LOCATED IN A QUIET CUL DE SAC. The spacious nature of these properties offer buyers great living accommodation with DOWNSTAIRS WC, THREE DOUBLE BEDROOMS, Family Size Kitchen Diner, Kitchen, Bathroom and a Garage in Separate Block.

Overview and Approach



Circus Avenue is located off Chelmsley Road in the popular district of North Solihull and is regarded as a quiet cul de sac location close to local amenities

The area of North Solihull has become a much sought-after location due to the local schools which have high Ofsted Ratings and the local train station in Marston Green, which offers regular train journeys into Birmingham City Centre (9 minutes) and Birmingham International Train Station, Airport and the extremely popular Resorts World (4 minutes). The recent announcement of HS2 has increased focus on the area from investors keen to benefit from attractive house prices and strong rental yields.

This well proportioned self build style property sits in a row of terrace properties and offers great family living accommodation due to the size of the rooms and the close proximity to local shops, schools, business parks and major transport links

The property benefits from off road parking and a separate garage and is approached via a perimeter brick wall with gates for parking and pedestrian access which approaches the property via a block paved driveway. Access to the property is via a canopy covered front door

Entrance Hallway



With light point to the ceiling, stairs to the first floor, storage cupboard, laminate floor covering, radiator point and doors giving access to:

Guest WC



With window overlooking the front, ceiling light point and radiator point

Lounge Diner



Overlooking the front and rear of the property with ceiling coving and light points and two radiator points. A door leads off into

Kitchen



Overlooking the rear of the property with ceiling light point and fitted range of matching base and wall units with trim, display cabinet and shelving, worksurface and sink over and integrated appliances along with plumbing and fittings for washing machine. A door gives direct access to the rear garden



Stairs & Landing



A staircase leads and turns to the first floor landing area with window overlooking the front of the property, ceiling light point and doors that give access to

Bedroom Two



Overlooking the rear of the property with ceiling light point and radiator point

Bedroom One



Overlooking the front of the property with ceiling light point, radiator point and a range of fitted bedroom furniture

Bedroom Three



Overlooking the front of the property with ceiling light point and radiator point

Family Bathroom



With ceiling light point, radiator point, shower cubicle, separate panel bath, WC and pedestal basin

Rear Garden



The Rear Garden is mainly block paved with a small lawn area to the left hand side surrounded by perimeter fence panel

Garage

The Garage is located in a block a short distance from the property with an up and over door

Additional Information



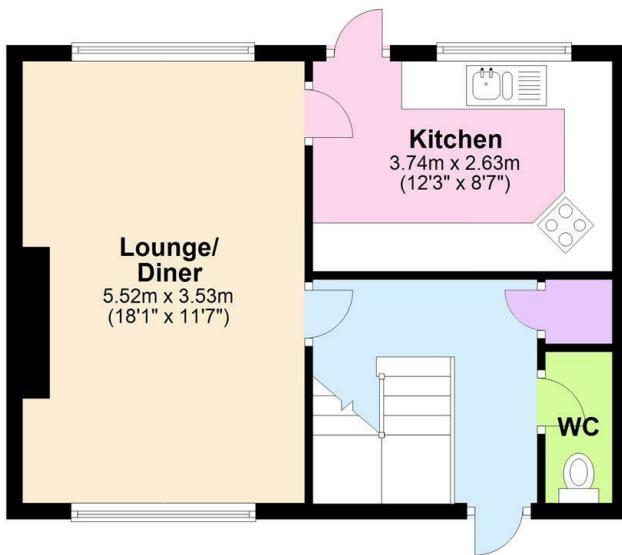
The Property is being offered for sale on a FREEHOLD basis and has no upward chain.

EPC TO FOLLOW SOON

Circus Avenue

Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 81.5 sq. metres (877.5 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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E	68	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
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