



smarthomes

The Avenue

Acocks Green, Birmingham, B27 6NP

- A Spacious Victorian Mid Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom

£169,500

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a paved pathway with shingle border extending to iron gated shared access to rear and storm porch with wooden front door leading through to

Entrance Porch

With glazed door leading through to

Entrance Hallway

Having high ceilings with ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and doors leading off to



Reception Room One to Front

12' 9" into bay x 9' 6" (3.9m x 2.9m) With bay window to front elevation, radiator, coving to ceiling, ceiling light point and gas fire with wooden surround

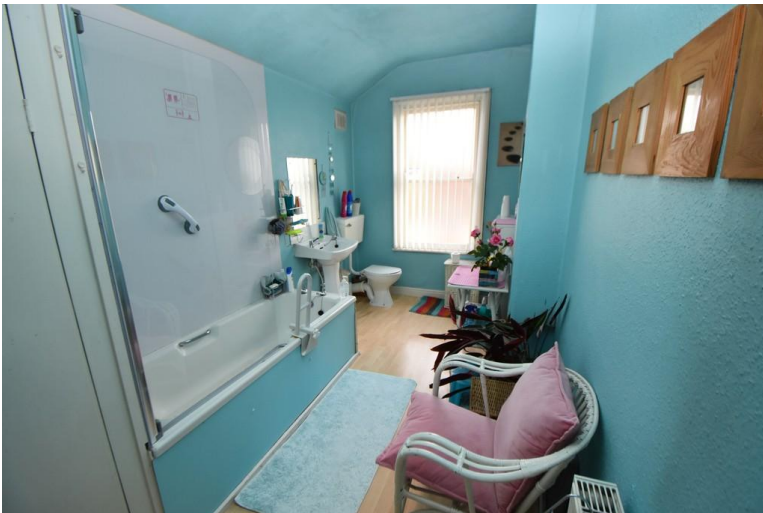
Reception Room Two to Rear

12' 1" x 12' 9" (3.7m x 3.9m) With UPVC double glazed French doors leading out to the rear, exposed floorboards, ceiling light point and door with step leading to



Kitchen to Rear

13' 5" x 6' 6" (4.1m x 2.0m) Being fitted with a range of wall, drawer and base units, roll top laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker and fridge freezer, space and plumbing for washing machine, two windows to side, obscure glazed door to side, radiator, laminate flooring and ceiling light point



Accommodation on the First Floor

Landing

With ceiling light point, useful airing cupboard and doors leading off to

Bedroom One to Front

14' 9" x 11' 1" (4.5m x 3.4m) With oriel style window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 9" x 11' 9" (3.6m x 3.6m) With sash window to rear elevation, exposed floorboards, radiator and ceiling light point





Spacious Bathroom to Rear

17' 8" x 6' 10" (5.4m x 2.1m) Being fitted with a three piece white suite comprising panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, obscure sash window to rear elevation, further obscure window to side, radiator, laminate flooring and useful airing cupboard housing Worcester Bosch combination boiler

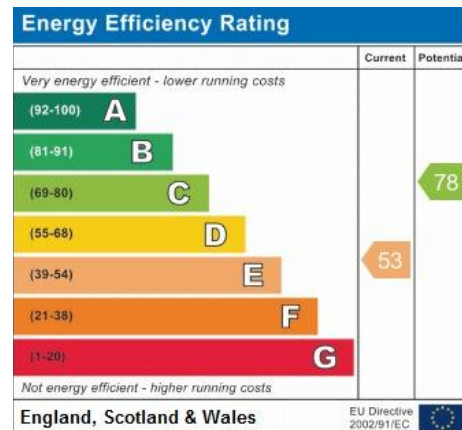


Rear Garden

Having a paved terrace with steps to lawned area with centralised pathway, fencing to boundaries, a variety of mature shrubs and bushes, further paved patio to rear, gated side access and useful outbuilding for storage

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements