

19 Lyecroft Avenue, Birmingham, West Midlands, B37 6SZ

3 Bed House - Semi-Detached

Offers In Excess Of £185,000

🔑 Receptions 1

🛏 Bedrooms 3

💧 Bathrooms 1



- THREE BEDROOM SEMI DETACHED PROPERTY WITH MODERN INTERIOR
- OFFROAD PARKING & GARAGE
- SPACIOUS LOUNGE
- SEPARATE UTILITY AREA
- CLOSE TO GOOD SCHOOLS

- GREAT FAMILY HOME
- WELL MAINTAINED REAR GARDEN
- BEAUTIFUL KITCHEN/ DINER
- FAMILY BATHROOM
- PROPERTY TOUR VIDEO AVAILABLE



A GREAT SIZE FAMILY HOME WITH A BEAUTIFUL MODERN INTERIOR, LYECROFT AVENUE IS A THREE BEDROOM SEMI DETACHED PROPERTY JUST WAITING TO BE SNAPPED UP! Located in Chelmsley Wood, the property enjoys easy access to local amenities including EXCELLENT TRANSPORT LINKS and GOOD SCHOOLS. Lycroft Avenue offers a BEAUTIFUL MODERN KITCHEN/ DINER WITH SEPARATE UTILITY, GOODSIZE LOUNGE, FAMILY BATHROOM AND A WELL-MAINTAINED REAR GARDEN. There is OFFROAD PARKING and GARAGE to the front of the property.

Overview & Approach



Lycroft Avenue is a three bedroom semi detached property located off Yorkminster Drive in Chelmsley Wood positioned in North Solihull within the West Midlands.

Set in a cul de sac location, the well presented property benefits from three good size Bedrooms, a modern fitted Kitchen Diner with Utility, Garage and off road parking.

The area of Chelmsley Wood and Marston Green 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 driveway leading to a canopy porch.

Porch



Includes a ceiling light point, laminate flooring and a front door leading to lounge.

Lounge



Overlooking the front of the property with a ceiling light and radiator point, stairs rising to the first floor and a doorway leading into:

Kitchen Diner



Overlooking the rear of the property with ceiling spotlights and radiator point, the Kitchen Diner includes matching wall and base units with work surfaces, stainless steel sink and drainer unit and splash back tiles. There is also a built in double oven with a four gas burner hob and extractor above, space for other appliances, under stair storage cupboard, laminate flooring and double doors opening out onto the rear garden.



Stairs & Landing



Overlooking the side of the property with a ceiling light point, loft access and a cupboard housing the boiler.

Bedroom One



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

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 built in storage cupboard.

Family Bathroom



Overlooking the rear garden with ceiling downlights, shower cubicle with shower running off the boiler, pedestal wash hand basin, low level WC, panelled bath, heated towel rail and laminate flooring.



Rear Garden



The rear garden includes a block paved patio area, a grass lawn and steps that lead down into the:

Utility



Overlooking the rear garden with a ceiling light point, plumbing for a washing machine, work surfaces and a door leading into:

Garage

Includes an up and over door.

Additional Information

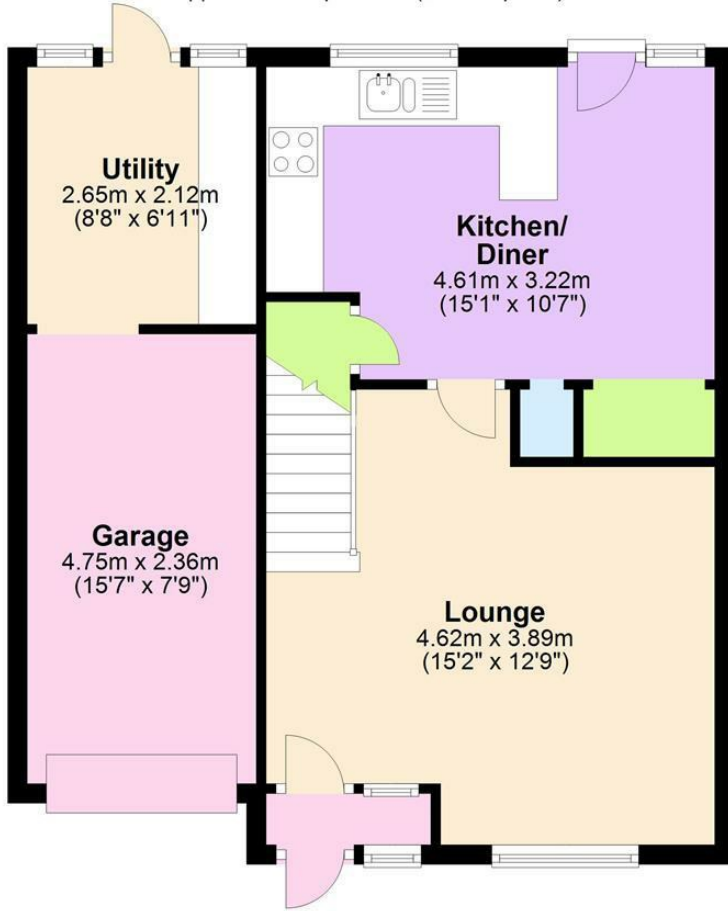


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

Lycroft Avenue

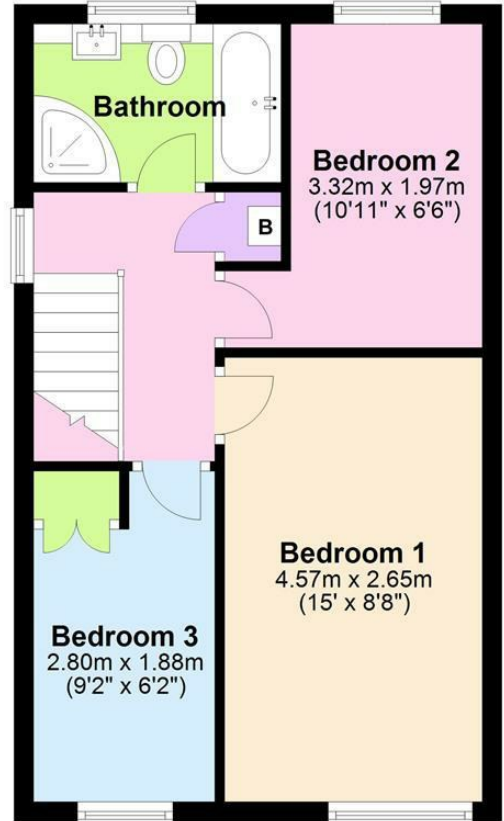
Ground Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 91.6 sq. metres (986.5 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	Current	Potential
73	87		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	