



## 11 Avebury Road

Stirchley, Birmingham, B30 2UJ

Offers Over £300,000



We are proud to present this lovely three bedroom, semi-detached home located in this highly popular area in Stirchley ideally located for access to all of the nearby points of interest including local parks, schools, Kings Heath and Moseley high streets and also has great transport links into the City Centre! The property benefits from a short walk to Stirchley high street, which offers shops, pubs, small businesses and local breweries. It is also in very close proximities to the new Pineapple Road Train Station, due to be open later on in the year. The property benefits from double glazing and central heating and renovated by the current owners the accommodation briefly comprises; front driveway, porch, entrance hall, living room, useful storage cupboard, re-fitted kitchen with access to the landscaped rear garden. To the first floor there is a spacious landing, three bedrooms and a family bathroom. Energy Efficiency Rating is D. To arrange a viewing to view this lovely family home please contact our Moseley office.



## Approach

The property is approached via a driveway providing parking for two cars leading to a double glazed entry door opening into:

## Porch

With wall mounted light point, tiled flooring and a further door opening into:

## Hallway

With stairs giving rise to the first floor landing, wood effect laminate flooring and door opening into:

## Living Room

13'10" to bay x 13'8" (4.22 to bay x 4.18)

With continued laminate to flooring, double glazed bay window to the front aspect, ceiling light point, shelving and storage to alcoves, useful storage cupboard with space for tumble dryer/ washing machine, and door opening into:

## Kitchen/Diner

16'11" x 9'5" (5.17 x 2.88)

With stone effect tiled flooring, ceiling light point, wall and base units with wood effect work surfaces, integrated induction hob and cooker, integrated dishwasher and washing machine, boxed in boiler installed in 2022 in kitchen cabinet, space for fridge freezer, double glazed window to the rear aspect and double glazed French doors giving access to the rear garden.

## First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point with pull down ladder and fully boarded, ceiling light point and doors opening into:

## Bedroom One

9'4" x 12'10" (2.87 x 3.92)

With laminate wood effect flooring, ceiling light point, central heating radiator, cast iron decorative fireplace and double glazed window to the rear aspect.

## Bedroom Two

10'8" x 9'4" (3.26 x 2.87)

With ceiling light point, central heating radiator, laminate wood effect flooring, cast iron decorative fireplace and double glazed window to the front aspect,

## Bedroom Three

9'7" x 7'6" (2.93 x 2.29)

With laminate wood effect flooring, ceiling light point, central heating radiator and double glazed window to the rear aspect.

## Bathroom

6'11" x 7'4" (2.13 x 2.26)

With mosaic tiled effect flooring, panel bath with shower over, sink in pedestal with storage below and low flush WC, tiled walls, ceiling light point, wall mounted towel radiator and double glazed window to the side aspect.

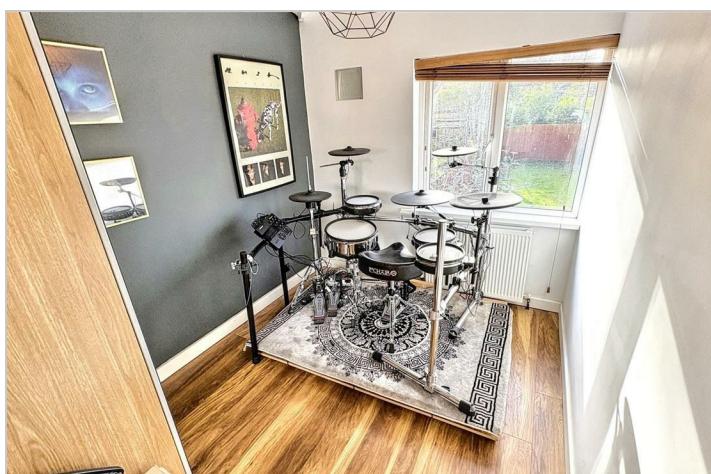
## Rear Garden

From the French doors in the kitchen leads out to the south facing garden with a paved patio area with pergola, side access point and being low maintenance.

## Council Tax

According to the Direct Gov website the Council Tax Band for Avebury Road, Birmingham, B30 2UJ is band

B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





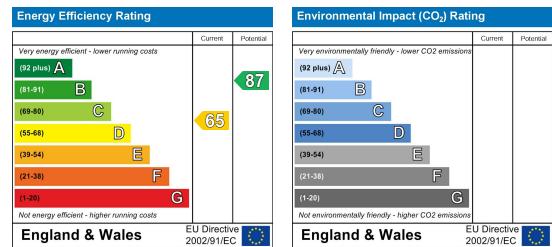
## Floor Plan



## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.