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ESTATE & LETTING AGENTS

# 130 Blandford Avenue, Birmingham, B36 9JE
## Offers over £380,000

This extremely well presented extended semi detached home briefly comprises porch, lounge, kitchen/diner/family room with island, downstairs w/c, downstairs w/c, ground floor bedroom with further w/c, three bedrooms to the first floor, family bathroom and separate w/c. This property must be viewed to appreciate the standard of property on offer !

## Approach
Via driveway with ample off road parking with area laid to lawn.

## Porch
Double glazed door to front, double glazed windows to front and side and spot lights to ceiling.

## Hallway
Double glazed door to front, stairs to first floor accommodation, radiator and ceiling light point.

## Inner Hall with Downstairs W/C
Low level W/C, hand wash basin, radiator and ceiling light point.

## Downstairs Bedroom
11'10 x 6'7 (3.61m x 2.01m )
Double glazed window to front, radiator and ceiling light point.

## Further Downstairs W/C
Low level w/c and handwash basin set in vanity unit, radiator and ceiling light point.

## Kitchen
28'4 max x 15'11 max x 10'4 min x 6'5 min (8.64m max x 4.85m max x 3.15m min x 1.96m min)
Double glazed window to rear and side, double glazed bi fold and French doors to rear, wall base and drawer units, island housing sink with drainer and mixer tap. Integrated double oven, 5 ring gas hob with curved cooker hood over, integrated microwave and dishwasher, space for white goods, storage cupboard with central heating boiler, two radiators, sky lantern, two ceiling light points and spot lights to ceiling.

## Lounge
10'1 x 14'9 into bay (3.07m x 4.50m into bay)
Double glazed bay window to front, internal bifold doors to kitchen, radiator and ceiling light point.

## Landing
Loft access with loft ladder and ceiling light point.

## Bedroom One
9'8 x 14'6 max into bay (2.95m x 4.42m max into bay)
Double glazed bay window to front, built in walk in wardrobe, radiator and ceiling light point.

## Bedroom Two

12'9 x 10'7 (3.89m x 3.23m)

Double glazed window to rear, radiator and ceiling light point.

## Bedroom Three

6'4 x 8'9 (1.93m x 2.67m )

Double glazed window to front, storage cupboard with hanging rail, radiator and ceiling light point.

## Bathroom

Double glazed obscured window to rear, panelled free standing bath, hand wash basin with storage below, separate shower enclosure, heated towel rail and spot lights to ceiling.

## Separate W/C

Low level W/C and ceiling light point.

## Rear Garden

Decked patio area, mainly laid to lawn, shed with power, storage area and enclosed to neighbouring boundaries.

## Further Information

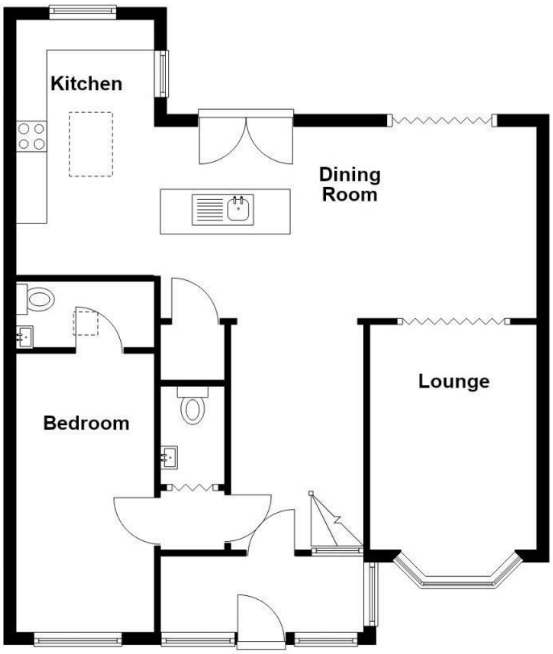
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - C

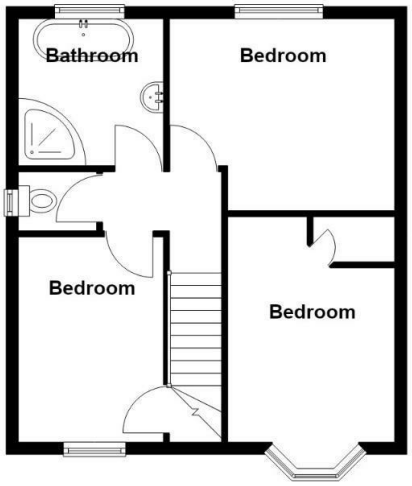
## Ground Floor

Approx. 70.7 sq. metres (760.5 sq. feet)

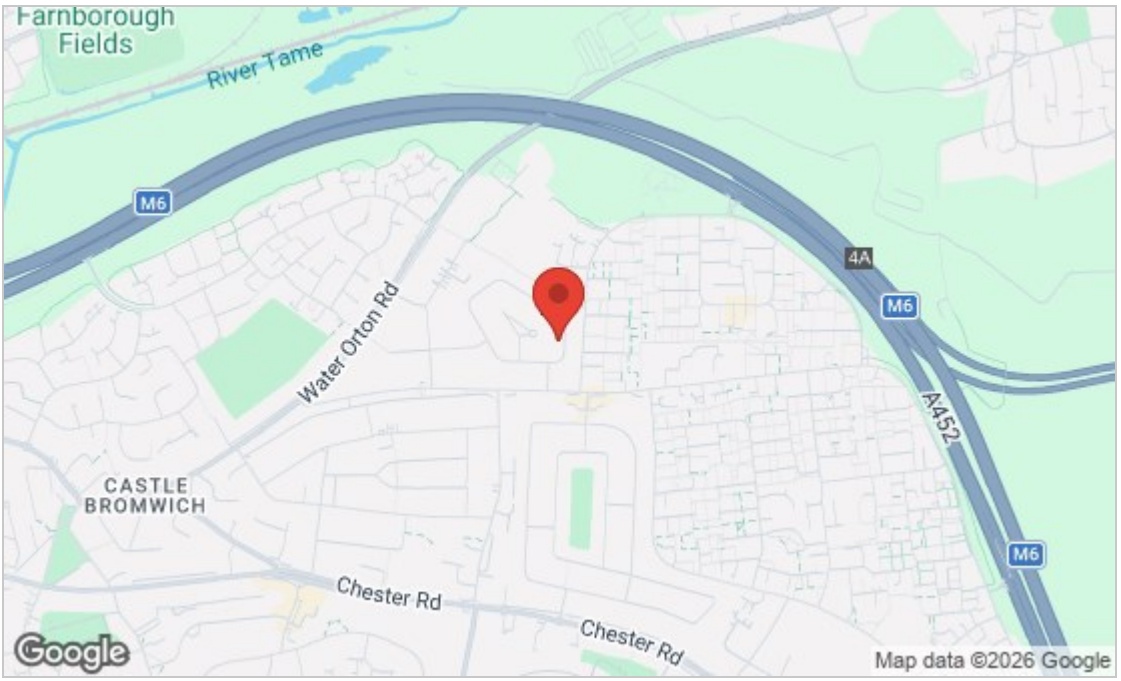


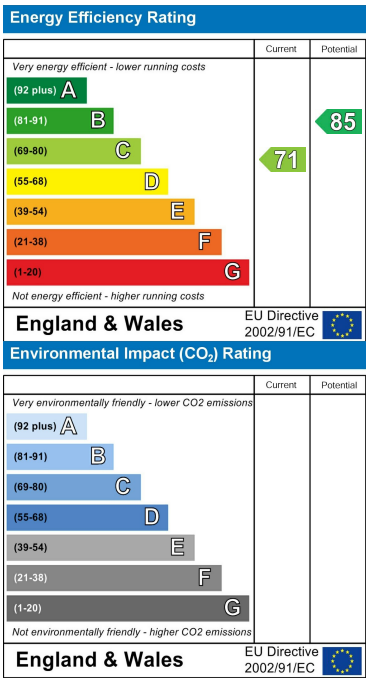

## First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)




Total area: approx. 113.3 sq. metres (1219.6 sq. feet)

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