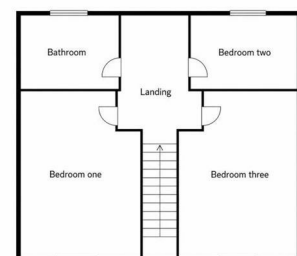




## Invention Avenue Birmingham, B21 9AF £300,000

- CHAIN FREE
- GENEROUS OUTDOOR SPACE
- QUIET CUL-DE-SAC LOCATION
- SOLAR PANELS HELPING REDUCE ENERGY COSTS
- OFF-ROAD PARKING
- SPACIOUS KITCHEN DINER
- MODERN FREEHOLD HOME READY TO MOVE INTO
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS & TRANSPORT LINKS



## Invention Avenue, Birmingham, B21 9AF

CHAIN FREE | QUIET CUL-DE-SAC | SPACIOUS FAMILY HOME

Love Your Postcode are delighted to present this beautifully presented three-bedroom semi-detached home, offered to the market chain free and situated within a quiet modern development.

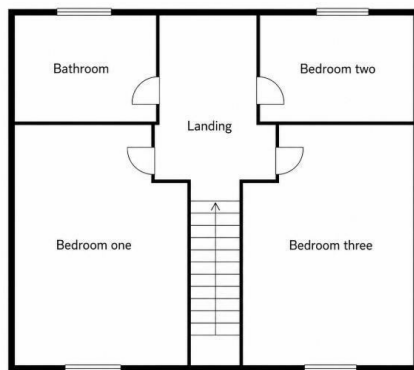
The property offers an impressive dual-aspect living room with direct access to the rear garden, a spacious kitchen diner ideal for family living and entertaining, three well-proportioned bedrooms, a modern family bathroom and a convenient guest W.C.

Externally, the property benefits from off-road parking and a generous private rear garden. Further benefits include solar panels, an EPC rating of B, gas central heating, double glazing and freehold tenure.

Conveniently located for shops, schools and transport links, this modern home is ready to move into and early viewing is highly recommended.

EPC Rating: B

Council Tax Band: B



**Lounge 20'5" x 9'6"**

**Kitchen Diner 18'4" x 9'8"**

**Bathroom 7'5" x 6'**

**Bedroom One 10'6" x 13'7"**

**Bedroom Two 12'2" x 12'11"**

**Bedroom Three 7'5" x 9'2"**

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

