



## Offers Over £290,000

### Blakemere Avenue, Birmingham, B25 8US

- Larger Style Semi Detached Home Potential to Extend (subject to planning)
- No Upward Chain
- Two Double Bedrooms & Good Size Single Bedroom
- Hallway
- Lounge / Dining Room
- Kitchen (with appliances)
- First Floor Family Bathroom & Separate W.C
- Shared Driveway & Garage
- Good Size Rear Garden
- Popular Location in Yardley

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = C

**\*\* NO UPWARD CHAIN \*\* LARGER  
STYLE SEMI DETACHED HOME \*\*  
POTENTIAL TO EXTEND (subject to  
planning) \*\* THREE BEDROOMS \*\*  
SOUGHT AFTER LOCATION \*\* VIRTUAL  
TOUR AVAILABLE \*\***

AN OPPORTUNITY TO PURCHASE THIS  
LARGER STYLE SEMI DETACHED  
HOME WHICH IS SITUATED IN A VERY  
POPULAR CUL DE SAC LOCATION IN  
YARDLEY!! .... PROPERTIES ON THIS  
ROAD DO NOT STAY ON THE MARKET  
FOR LONG!!

This semi detached house is accessed  
via a shared DRIVEWAY providing  
parking and leading to a double  
glazed front door, the accommodation  
comprises:- hallway, LOUNGE / DINING  
ROOM, KITCHEN, and GOOD SIZE  
private rear garden and GARAGE. TWO  
DOUBLE BEDROOMS, GOOD SIZE  
SINGLE BEDROOM, family bathroom  
with separate w.c to the first floor.

The property benefits from central  
heating and double glazing both  
where specified.

CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 FOR A VIEWING NOW!

Energy Performance Rating D

## APPROACH

Access is gained via shared driveway  
with pebbled front garden leading to;

## Hallway

Double glazed stained glass window  
to front double glazed window to side  
central heating radiator walk in pantry  
stairs to 1st floor and doors off;

## Lounge / Dining Room

Double glazed patio doors to rear  
garden, double glazed bay window to  
front, two central heating radiators  
and electric fire;

## Kitchen

Double glazed window to side door to  
rear garden, fitted with a range of  
matching wall, base and drawer units  
worksurface over. Incorporating oven  
hob and extractor, sink and drainer  
with mixer tap, built in fridge,  
dishwasher and washing machine.

## FIRST FLOOR

## Landing

Glaze window to front and doors  
leading too;



Bedroom

Double glazed window to front and central heating radiator.

Bedroom

Double glazed window to rear, central heating radiator and fitted wardrobes.

Bedroom

Glazed window to rear, radiator and fitted wardrobe.

Bathroom

Double glazed frosted window to side central heating radiator panelled bath with shower over wash hand basin and loft access.

W.C

Double glaze frosted window to side and low-level WC.

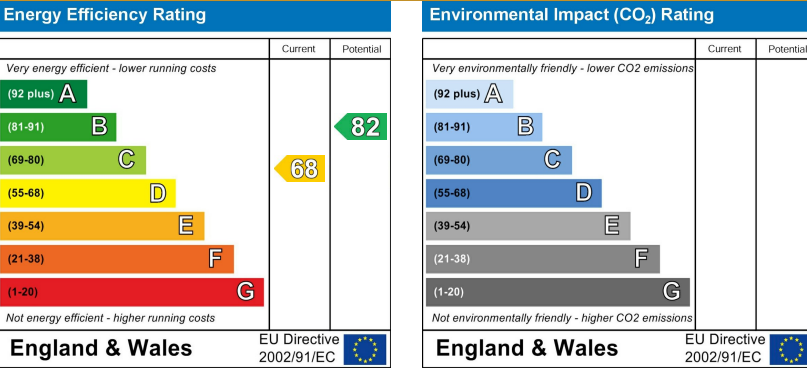
OUTSIDE

Rear Garden

Enclosed mature rear garden with patio area, lawn area, mature trees and shrubs and access to garage.

Garage

With up and over door to front and two side doors, power and light.





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