



Offers Around £230,000

Fourth Avenue, Bordesley Green, B9 5RG

- Ideal Family Home
- Three Bedrooms & Loft Room
- Hallway
- Two Reception Rooms
- Kitchen
- Bathroom
- Space for First Floor W.C
- Traditional Terrace Property
- Front and Rear Gardens
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: E
Potential: C

Council tax band

Band = B

**** TERRACE HOME * EXTENDED *
THREE BEDROOMS * LOFT ROOM *
CLOSE TO ALL LOCAL AMENITIES ****

THIS WELL PRESENTED, FAMILY HOME
OFFERS SO MUCH MORE!!

EARLY VIEWING is essential on this
property to avoid disappointment !
CALL OUR YARDLEY OFFICE ON 0121-
783-3422 TO ARRANGE A VIEWING.
The property is accessed via a FRONT
GARDEN with steps to front door. The
property comprises:- entrance hallway,
TWO RECEPTION ROOMS, KITCHEN,
family bathroom and PAVED rear
garden to the ground floor. To the first
floor there are THREE BEDROOMS and
stairs to LOFT ROOM.

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

Energy Rating Performance: E

Approach

Access is gained via front garden with
steps to:

Hallway

Central heating radiator and doors off

Reception One

13'4 x 8'9 (4.06m x 2.67m)

Double glazed bay window to front
and central heating radiator

Reception Two

12'3 x 11'11 (3.73m x 3.63m)

Double glazed window to rear, central
heating radiator and door to:

Lobby

Understairs storage cupboard, stairs to
the first floor and door to:

Kitchen

11'2 x 6'10 (3.40m x 2.08m)

Double glazed window side, fitted
with a range of matching wall base
and drawer units with worksurface
over, stainless steel sink and drainer
with mixer tap over. Door to:

Lobby

Door to garden and door to:

Bathroom

Suite comprising panelled bat, low
level w.c, wash hand basin and central
heating radiator.

FIRST FLOOR

Landing

Double glazed window to side, cupboard (potential to be made in to a W.C), doors off

Bedroom

11'3 x 9'11 (3.43m x 3.02m)

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

Bedroom

8'11 x 9'6 (2.72m x 2.90m)

Double glazed window to rear, central heating radiator and understairs storage

Bedroom

7' x 8' (2.13m x 2.44m)

Double glazed window to rear and central heating radiator.

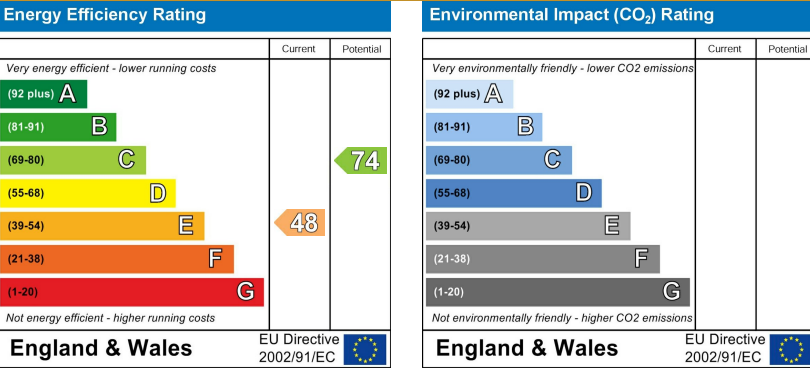
Loft Room

13'10 x 11'10 (4.22m x 3.61m)

OUTSIDE

Rear Garden

Enclosed, being slabbed with rear access.





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