



## 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.

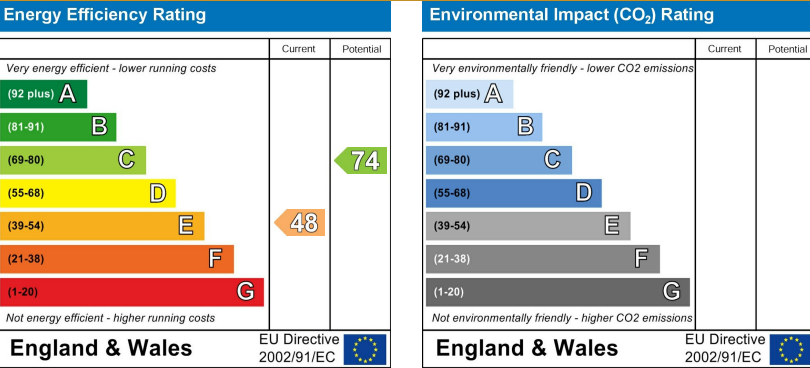
Loft Room

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

OUTSIDE

Rear Garden

Enclosed, being slabbed with rear access.





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