



Brindley Avenue, Birmingham B16 0QD

welcome to

Brindley Avenue, Birmingham

Prime Properties in Smethwick Discover this spacious, well-presented three-bedroom detached property on Brindley Avenue, proudly brought to you by Shipways. Contact Us Today to arrange a viewing.*



Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

W.C

comprising a low-level WC, pedestal wash hand basin with tiled splashback, tiled flooring and radiator.

Living Room

Well-proportioned living room with bay window, fitted storage units, contemporary décor and ample space for lounge furniture.

Kitchen

A spacious and contemporary kitchen/diner fitted with a range of modern wall and base units complemented by contrasting work surfaces and stylish tiled splash backs. Incorporating an integrated oven, gas hob and extractor hood, the space offers ample storage and preparation areas. With room for a family dining table and benefiting from natural light.

Utility Room

A practical utility room fitted with additional wall and base storage units and complementary work surfaces, providing valuable extra storage and appliance space. With plumbing for white goods and a door leading to the side of the property.

Lounge

A superb contemporary lounge enjoying an abundance of natural light through large bi-fold doors and an impressive roof lantern. Beautifully presented throughout, this versatile reception space provides ample room while offering seamless access to the rear patio.

Converted Garage

offering flexible accommodation with modern flooring, radiator, front-facing window and rear access door. Suitable for a variety of uses including a home office, gym, playroom or storage.

Bedroom One

A spacious and well-presented double bedroom, enhanced by a striking feature wall and contemporary flooring. Benefiting from a large window allowing plenty of natural light. A door provides direct access to the en-suite shower room.

Bedroom Two

Double bedroom with fitted sliding wardrobes, modern flooring, radiator and a large window providing a bright and airy feel.

En-Suite

En-suite shower room featuring a shower enclosure, low-level WC, wash hand basin, contemporary tiled walls and a frosted window.

Bedroom Three

Good-sized bedroom with modern flooring, radiator and a large window creating a bright and comfortable living space.

Garden

The property benefits from a low-maintenance, fully enclosed rear garden, predominantly laid to an extensive paved patio.



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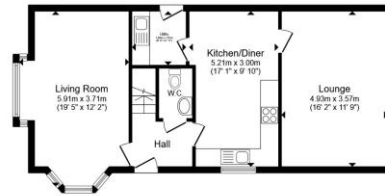


welcome to

Brindley Avenue, Birmingham

- DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM
- EN-SUITE

Tenure: Freehold EPC Rating: C
Council Tax Band: D



Ground Floor



First Floor

£360,000

Total floor area 106.5 m² (1,146 sq ft) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HBN112505 - 0002

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