



170 The Avenue  
Birmingham, B27 6NR



This property is set back from the road behind a low brick wall and wrought iron gate, which leads to a paved foregarden. The part glazed front door opens into:

**Entrance Hall**  
15'8" x 2'11" (4.80m x 0.90m)

With staircase rising to the first floor and radiator.

**Front Reception Room**  
12'5" (plus bay window) x 9'10" (3.80m (plus bay window) x 3.00m)  
Feature coving to ceiling, UPVC double glazed bay window to the front, and radiator.

**Rear Reception Room**  
13'1" x 12'1" (4.00m x 3.70m)  
Feature coving to ceiling, UPVC double glazed bay window to the rear, door to the kitchen, and radiator. Door to:

**Understairs Storage Cupboard**

**Kitchen**  
9'10" x 7'2" (3.00m x 2.20m)  
Newly refitted; with UPVC double glazed window to the side, a range of wall, drawer and base units with roll top laminate work surface over, inset stainless steel sink unit with chrome mixer tap over, freestanding "Beko" cooker, "Logik" fridge-freezer, tiling to splashbacks, and radiator. Opening into:

**Utility Area**  
7'2" x 2'11" (2.20m x 0.90m)  
Part glazed door leading to the garden, and a run of roll top laminate work surface with space and plumbing for a washing machine. Door to:

**Bathroom**  
7'2" x 5'6" (2.20m x 1.70m)  
Newly refitted; with obscure UPVC double glazed window to the side, 3-piece suite comprising; panelled bath with mains fed shower over and glazed screen, low level WC, pedestal wash hand basin with chrome mixer tap over, extractor fan, tiling to splashbacks, and radiator.

**First Floor Landing**  
With radiator, doors to all bedrooms and further door to:

**Storage Cupboard**  
Housing the wall mounted "Baxi" gas-fired combination boiler.

**Bedroom One**  
15'1" x 12'5" (4.60m x 3.80m)  
Two UPVC double glazed windows to the front, and radiator.

**Bedroom Two**  
12'1" x 9'10" (3.70m x 3.00m)  
UPVC double glazed window to the rear, and radiator.

**Bedroom Three**  
9'10" x 7'6" (3.00m x 2.30m)  
UPVC double glazed window to the rear, built-in storage cupboard, and radiator.

**Low Maintenance Rear Garden**  
Paved and stoned areas with borders of mature plants and shrubs, and bound on three sides by timber fencing. There is also a timber garden shed.

**Additional Information**  
Services:  
All mains services are connected to the property.

Council Tax:  
Birmingham City Council - Band B

Viewing:  
Strictly by prior appointment with Earles (01564 794 343).

A holding deposit, equivalent to 1 weeks' rent, is required.

A dilapidations deposit, equivalent to 5 weeks' rent, is applicable - this will be registered through the TDS ([www.tds.gb](http://www.tds.gb)).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings.  
Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.

