



**170 The Avenue
Birmingham, B27 6NR
£1,195 PCM**

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).

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