



**Jill Avenue
Birmingham , West Midlands B43 6DH**

£850 Per month



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An excellent four bedroom detached family home located in the popular area of Great Barr with a cul de sac. Just off the Newton Road. Excellent links to motorway, Birmingham City Centre and public transports. Close to Grove Vale Primary School having outstanding Ofsted reports.

This lovely property is located in a cul-de-sac area briefly comprising of hallway, w/c, cloakroom, spacious lounge with a gas fire place, a modern black gloss kitchen with integrated appliances with a dining area (dining table and chairs included). To the first floor there are four good sized bedrooms and a modern shower room.

The property also benefits from integral garage, driveway, double glazing and new fitted boiler. The property comes part furnished.

EPC Rating:

*Fees Apply

Hallway

Having stairs leading to the first floor, door to w/c and doors to following rooms:

Lounge

16'0" x 10'6" (4.90m x 3.22m)
Having double glazed window to the front elevation, radiators, gas fire place

Kitchen/Diner

20'1" x 8'5" (6.13m x 2.59m)
Having double glazed window to the rear elevation, a modern black gloss fitted kitchen, integrated gas hob, double oven, sink and newly fitted boiler. Dining area having beautiful French Doors looking out to the kitchen.

First Floor Landing

Having doors to the following rooms:

Bedroom One

10'9" x 13'1" (3.28m x 4.00m)
Having double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Two

9'8" x 9'2" (2.97m x 2.80m)
Having double glazed window, radiator and fitted wardrobes.

Bedroom Three

9'7" x 9'10" (2.93m x 3.00m)
Having double glazed window and radiator.

Bedroom Four

8'4" x 7'8" (2.55m x 2.36m)
Having double glazed window, radiator and fitted wardrobes.

Shower Room

6'11" x 5'2" (2.12m x 1.60)
Having double glazed window to the side elevation, shower cubicle, wash basin, w/c, fully tiled.

Garage

Integral garage with up and over door, having access from in side the house.

Rear Garden

Having lawned and patio areas.

