



**Meadfoot Avenue, Birmingham**  
Offers in Excess of £195,000

**360° VIRTUAL TOUR**



**Features:**

- Semi-detached
- Three bedrooms
- Contemporary Kitchen/Diner
- Lounge with log burner
- Shower room
- Landscaped rear garden
- Garage & rear access
- EPC - D

**Description:**

A well-presented and traditional semi-detached family home situated in a prime location of Kings Heath. In brief the property comprises of an entrance porch, hallway with stairs to the first-floor landing, lounge with bay window, shutters, feature log burner and oak wood flooring, a contemporary fitted kitchen/diner incorporating inset sink with drainer and mixer tap, space for an American style fridge freezer, integrated electric hob, double oven, dishwasher and washing machine. Double patio doors open from the kitchen to the rear garden and a small access door leading through to a tiled under stairs store and side entry. The first-floor landing accommodates a modern family shower room, double bedroom one with bay window, a well sized double bedroom two with dual aspect window and a further bedroom three. Outside the low maintenance rear garden provides an initial patio area with feature brick barbecue area and pizza oven leading to an artificial lawn and planters to the sides and fenced borders. The garage can be reached through a rear access door and via a private gated rear entrance on the other side. To the front a beautifully presented fore garden separates the property back from the road with and gated footpath leading to the front door and side entry. The property further benefits from recessed ceiling spotlights in most rooms, gas central heating, double glazing and loft space. Conveniently situated in a prime location near to an abundance of local amenities including good local primary and secondary schooling, supermarkets, eateries and ease of access to major bus routes into Birmingham, Mosley and further afield. Railway stations can be found at Yardley Wood, Wythall and Whitlocks end offering travel links between Birmingham and Stratford-Upon-Avon.





## Details:

### Entrance Porch

### Hallway

### Lounge

13' 8" into bay x 10' 0" (4.16m x 3.05m)

### Kitchen/Diner

16' 0" x 13' 2" (4.87m x 4.01m)

### Bedroom One

14' 2" into bay x 10' 1" (4.31m x 3.07m)

### Bedroom Two

13' 8" x 10' 0" (4.16m x 3.05m)

### Bedroom Three

7' 9" x 5' 8" (2.36m x 1.73m)

### Family Shower Room

### Garage

17' 1" x 11' 11" (5.20m x 3.63m)

### EPC Rating: D

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

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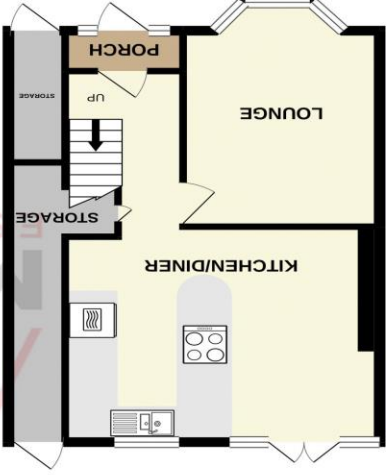
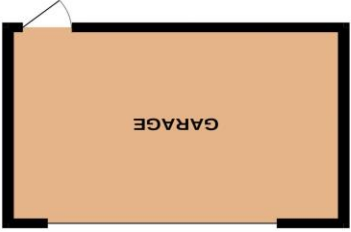
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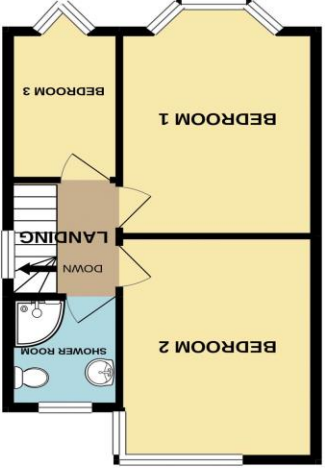
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GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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