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homes

21 BENT AVENUE, QUINTON, BIRMINGHAM, B32 2TD
£245,000





LOCATION

Bent Avenue is a popular residential cul-de-sac set within the popular Quinton Neighbourhood and is handy for local shopping facilities, amenities, bus route and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Worlds End Lane into Glyn Road, and first left into Bent Avenue where the property is situated a distance along on the right hand side.

DESCRIPTION

This is a very well presented, good sized, extended, 3 bedroom traditional style semi detached property in popular cul-de-sac location, with off road parking and briefly comprising :- On the ground floor is a porch, entrance hall, spacious lounge, SUPERB extended and re-fitted dining kitchen (having integrated appliances), downstairs shower room (with wc). First Floor provides 3 bedrooms and bathroom. Outside is a pleasant rear garden and good sized store/hobby room at the rear of the garden. Double glazed and gas radiator heating. EPC rating D.

Porch

Front door leads to :-

Entrance Hall

Staircase rising to the first floor, useful walk in store, door to Inner Hall area and further door leads to :-

Lounge 24' 2" (into bay) x 10' 5" (max) (7.36m x 3.17m)

Double glazed bay window to the front, 2 radiators, inset coal effect fire, coving and sliding door leads through to :-

Extended and Re-fitted Dining Kitchen 19' 1" x 10' 5" (max) (5.81m x 3.17m)

Double glazed window to the rear, 2 radiators, range of base units, work surface areas, wall cupboards and concealed lighting, single drainer sink with mixer tap, integral oven, 5 ring gas hob and cooker hood above, integrated dishwasher, central island feature having integral fridge and freezer, double glazed double opening doors onto the rear garden, door to useful side passage/store and leading through to :-

Inner Hall Area 13' 7" x 3' 2" (4.14m x 0.96m)

Return door to Entrance Hall and further door leads through to :-

Shower Room 8' 1" x 3' 3" (2.46m x 0.99m)

Heated towel rail and suite comprising :- Low level flush wc, wash handbasin and shower cubicle with screened door, shower and tiling to the walls.

First Floor Landing

Loft access and doors off to all First Floor Accommodation

Bedroom One 13' 9" (into bay) x 10' 5" (to back of wardrobe) (4.19m x 3.17m)

Double glazed bay window to the front, radiator, and fitted wardrobes with mirrored sliding doors, hanging rail and storage.

Bedroom Two 11' 7" (to back of wardrobe) x 9' 11" (max) (3.53m x 3.02m)

Double glazed window to the rear, radiator and fitted wardrobe with hanging rail and storage.

Bedroom Three 9' 10" (to back of wardrobe) x 6' 11" (max) (2.99m x 2.11m)

Double glazed window to the front, radiator, and fitted wardrobe with hanging rail and storage.

Bathroom 7' 8" x 5' 10" (2.34m x 1.78m)

Double glazed window to the rear, heated towel rail and suite comprising :- Bath, wash handbasin, low level flush wc, and complimentary tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with decking area, lawn, shrubbed border, pathway and rear access gate.

Rear Store

Currently sub-divided and comprising :-

Hobby Room 14' 0" x 8' 5" (4.26m x 2.56m)

Double glazed window to the side

Store 14' 7" x 8' 5" (4.44m x 2.56m)

Double glazed window to the side.

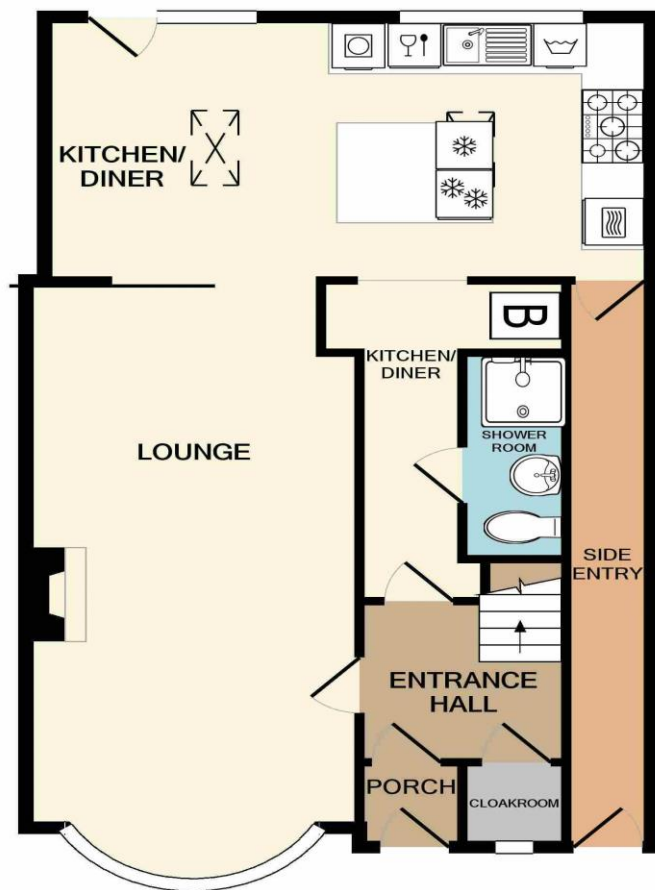
Property Related Services

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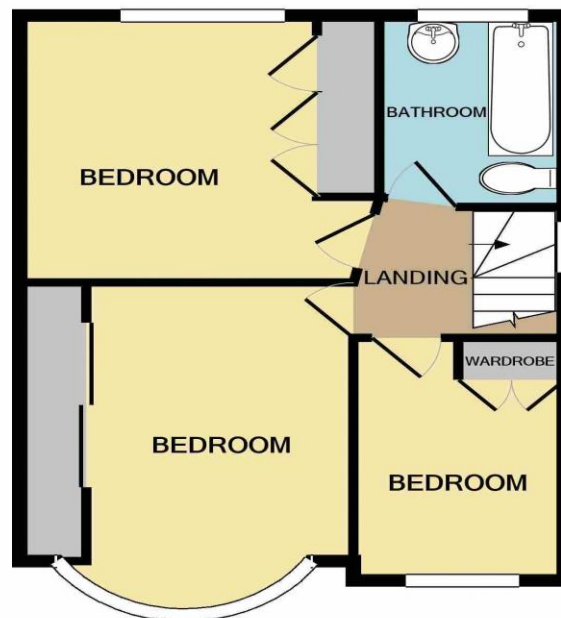
Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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