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12 Ferndale Avenue, Birmingham, West Midlands. B43 5QF

£210,000 Freehold

SOLD STC



PROPERTY DESCRIPTION

WELL PRESENTED THROUGHOUTSPACIOUS***IN NEED OF SOME UPDATING***THREE BEDROOMS***AMPLE LOUNGE/DINER***BREAKFAST/KITCHEN***FAMILY BATHROOM***PRIVATE WELL ESTABLISHED FRONT AND REAR GARDENS***POPULAR CONVENIENT LOCATION***NO UPWARD CHAIN*** A fabulous opportunity to purchase this spacious, semi detached family home. Situated in a much sought after location, within easy reach of popular primary and secondary schooling, amenities and motorway networks. Accommodation in brief comprises, entrance porch, entrance hallway, ample lounge/diner, breakfast/kitchen, three bedrooms and family bathroom. Outside is an established; private rear garden, side access and established fore gardens. The property benefits from having NO UPWARD CHAIN.

FEATURES

- SPACIOUS SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- AMPLE LOUNGE AND DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- PRIVATE ESTABLISHED REAR GARDEN
- USEFUL COVERED SIDE ACCESS
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Approach

Approached via a gated fore garden mainly laid to lawn with pathway leading to an enclosed porch and further door to the accommodation.

Entrance Hallway

Having stairs rising to the first floor, radiator, under the stairs storage cupboard and doors giving access to:-

Lounge/Diner

10' 5" x 27' 1" (3.17m x 8.26m)

Kitchen/Breakfast Room

9' 2" x 10' 8" (2.79m x 3.25m)

Bedroom One

10' 4" x 12' 3" (3.15m x 3.73m)

Bedroom Two

10' 5" x 11' 5" (3.17m x 3.48m)

Bedroom Three

5' 9" x 6' 8" (1.75m x 2.03m)

Family Bathroom

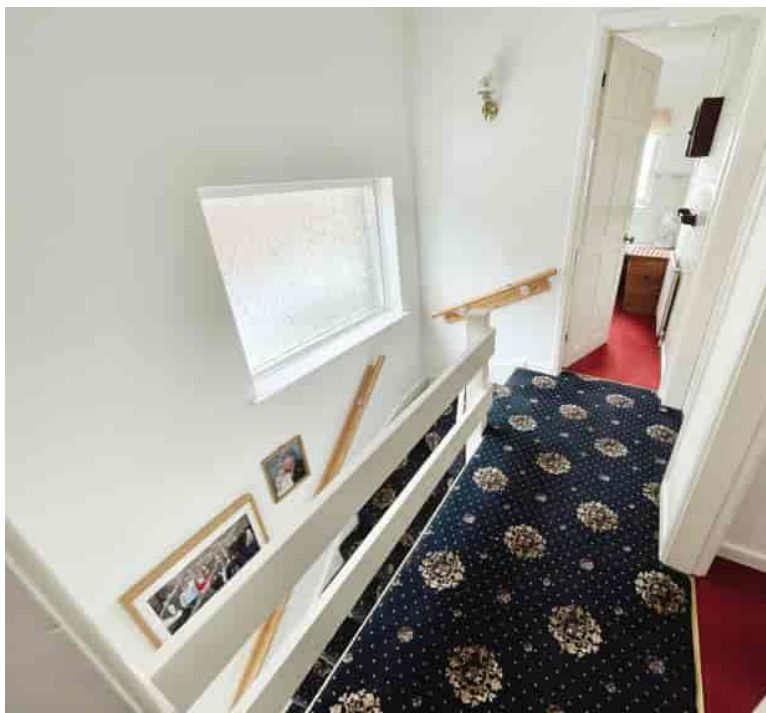
5' 9" x 8' 6" (1.75m x 2.59m)

Rear Garden

Having a patio area with the rest laid to lawn with borders housing shrubs and trees.







FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	
		59	84