

FOR SALE

£240,000 Freehold



# 146 Laburnum Avenue, Birmingham, West Midlands. B37 6AL

- Detached Garage
- Central Heating (where specified)
- Semi-Detached Property
- Off Road Parking
- Large Rear Garden
- Three Bedrooms
- No Onward Chain



674, Chester Road, Kingshurst, Birmingham, B36 0LJ

0121 725 5244  
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## PROPERTY DESCRIPTION

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NO CHAIN!! This three bedroom semi-detached property is in need of some modernisation but is just ready for someone to put there own stamp onto! With off road parking and a GARAGE parking is not an issue. Close to local schools, amenities and transport links the property is ideally located for all your current and future needs. Call now on 0121 725 5244 to arrange a viewing before its too late!





## ROOM DESCRIPTIONS

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### Approach

Slabbed front garden, with a laid lawn. Access down the side of the property to the detached garage.

### Entrance hall

1.81m x 3.01m (5' 11" x 9' 11") - With double glazed window to the side aspect, central heating radiator, ceiling light point and a small cupboard containing the electricity meter.

### Lounge

4.29m x 4.32m (14' 1" x 14' 2") - With a double glazed bay window to the front aspect, central heating radiator, ceiling light point and an electric fireplace.

### Dinning Room

3.53m x 3.15m (11' 7" x 10' 4") - With a double glazed window to the rear aspect, central heating radiator and ceiling light point.

### Kitchen

2.57m x 3.59m (8' 5" x 11' 9") - With a UPVC door to the rear aspect, a double glazed window to the side aspect, space for a washing machine and stand alone electric cooker. A ceiling light point, fitted kitchen cupboards with sink, and a further two build-in cupboards, with one containing a small radiator.

### First Floor landing

2m x 2.39m (6' 7" x 7' 10") - With a double glazed window to the side aspect, ceiling light point and a small cupboard containing a combi boiler.

### Bedroom 1

3.39m x 3.42m (11' 1" x 11' 3") - With a double glazed window to the front aspect, central heating radiator, ceiling light point, and build-in wardrobes with sling doors.

### Bedroom 2

4.05m x 2.57m (13' 3" x 8' 5") - With a double glazed window to the rear aspect, central heating radiator, ceiling light point, and build-in storage cupboard.

### Bedroom 3

2.68m x 2.53m (8' 10" x 8' 4") - With a double glazed window to the front aspect, central heating radiator, ceiling light point, and build-in cupboard.

### Bathroom

2.03m x 1.68m (6' 8" x 5' 6") - With a double glazed window to the rear aspect, ceiling light point, toilet, sink and electric shower in an enclosure

### Garage

2.9m x 5.87m (9' 6" x 19' 3") - With a lift over garage door to the front aspect and a window to the side aspect.

### Rear Garden

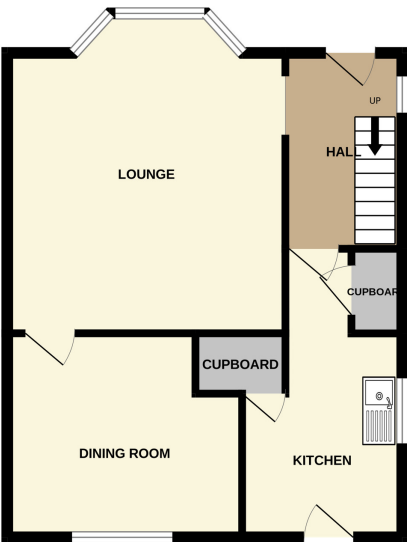
Small patio area to the rear of the property, slabbed garden path running centrally through a laid lawn and flower beds.



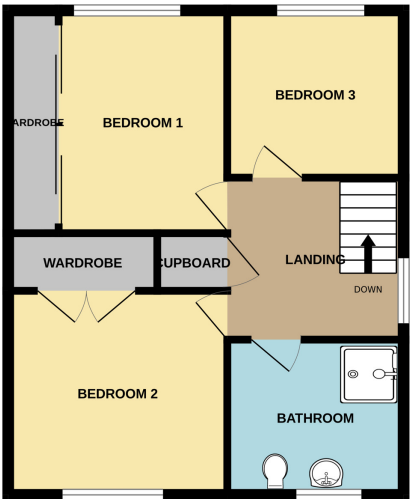
FLOORPLAN & EPC



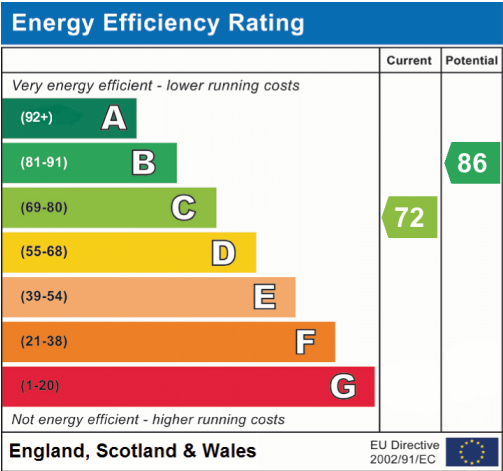
GROUND FLOOR



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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