

TO LET

£1,100 pcm



# 291 Packington Avenue, Birmingham, West Midlands. B34 7RU

- Two Bedroom
- Fully Refurbished
- Large Drive Way
- Large Rear Garden
- Fitted Kitchen
- New Flooring Throughout



## PROPERTY DESCRIPTION

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Renovated Two Bedroom End of Terrace Home! Ready To Move Into, Offered Unfurnished & Available Now!

Fitted Kitchen and Bathroom. Freshly Painted!

Located near to shops and transport links.

Council Tax Band B



## ROOM DESCRIPTIONS

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### Drive Way

Slabbed drive, with raised grassed area. Leading to the covered front door, garden access and store room access.

### Hall way

1.79m x 3.54m (5' 10" x 11' 7") A UPVC front door leads into the hall with new stair case. Central heading radiator and ceiling light point. Lino flooring

### Lounge

3.52m x 3.95m (11' 7" x 13' 0") With double glazed window to the front aspect, central heating radiator and ceiling light point. New carpet. Contains existing virgin media connection.

### Kitchen

5.4m x 3.07m (17' 9" x 10' 1") Fitted kitchen consisting of wall and floor cabinets, sink with drainer, mixer tap, New Lino Flooring. Space for a full size fridge/freezer, gas oven fitted! Dining area with French Doors leading to the rear garden.

### Rear Store

With doors to the kitchen, front and rear gardens. Contains space for washing machine with hot and cold supply and drain.

### Upstairs landing

1.66m x 1.75m (5' 5" x 5' 9") Access to the first floor accommodation, ceiling light point and airing cupboard. New carpet flooring.

### Bedroom 1

4.52m x 3.05m (14' 10" x 10' 0") With two double glazed windows to the front aspect, central heating radiator, built in storage cupboard, new carpet and lighting point.

### Bedroom 2

3.6m x 3.47m (11' 10" x 11' 5") With double glazed window to the rear aspect, central heating radiator, built in storage cupboard, new carpet and lighting point.

### Bathroom

1.56m x 1.73m (5' 1" x 5' 8") With double glazed window to the rear aspect two ceiling light points, partly tiled, bath with shower and glass enclosure. LVT flooring, Wash basin and central heating radiator.

### WC

0.82m x 1.73m (2' 8" x 5' 8") WC, ceiling light point with double glazed window to rear aspect and LVT flooring.

### Rear Garden

With a slabbed patio area and large lawn.

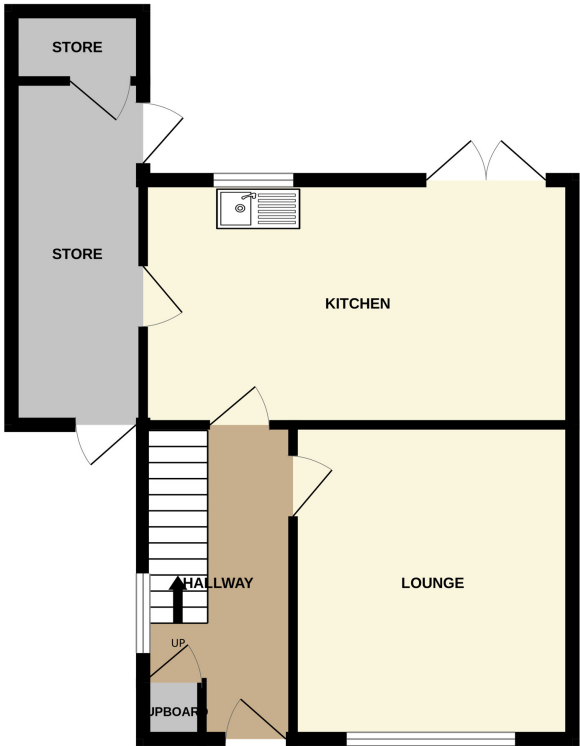




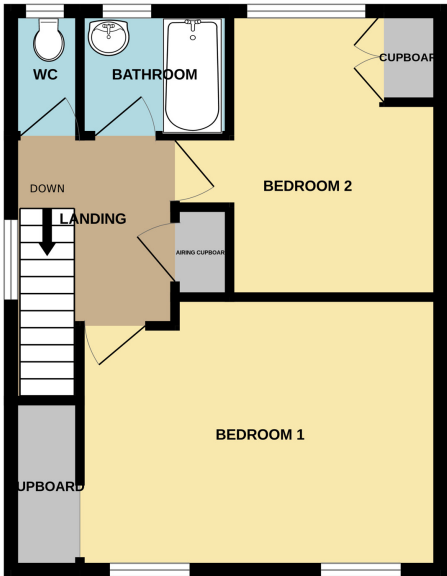
FLOORPLAN & EPC



GROUND FLOOR

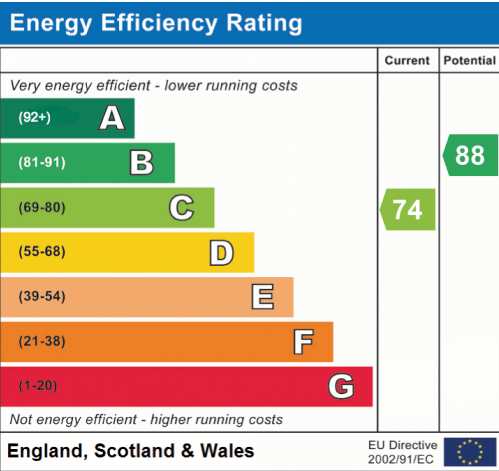


1ST FLOOR



TWO BED END OF TERRACE

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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