

**A TRADITIONAL WELL EXTENDED AND IMPROVED THREE BEDROOM
SEMI DETACHED HOME WITH OFF ROAD PARKING**



**19, IRWIN AVENUE
REDNAL
BIRMINGHAM B45 8QY**

- Popular and convenient residential location
- Central heating and double glazing
- Front Lounge and large 'U' shaped open plan kitchen, dining living space
- Three bedrooms and first floor bathroom
- Off road parking and garden with large multi functional garden building

Offers Around £245,000

1513 Pershore Road, Stirchley, Birmingham B30 2JL

An attractive three bedroom semi detached house in Irwin Avenue off Ryde Park Road being convenient to Longbridge retail park, Rubery and Great Park shopping areas and easy access to the midland motorway network. This most attractive, well extended and improved home has gas central heating and double glazing and enjoys the benefit of a superb open plan living, dining kitchen as well as a separate living room. The house also has a rear garden with a large garden building offering many potential uses including a covered open sided seating area. Set behind a front driveway providing off road parking space. Early inspection recommended.

THE ACCOMMODATION COMPRISES

Set behind a block paved driveway providing off road parking space :-

RECESS PORCH with composite entrance door with double glazed side panels and door opens to the hall.

ENTRANCE HALL with stairs to the first floor with contemporary balustrade, under stair cloaks cupboard door to the front living room and doorway to the kitchen.



LIVING ROOM 11' 4" (into bay) x 9' 6" double glazed bay window to the front, central heating radiator and vinyl flooring.

'U' SHAPED KITCHEN/ DINER/ SITTING ROOM (measurements overall) 23' 2" x 14' 8" a quite superb open plan family living area incorporating open plan design giving lots of space and light yet retaining a comfortable and intimate sitting area with wood burning stove.

Range of fitted wall, drawer and base cupboards with grey gloss fascias and wood effect work surfaces, inset 4 ring ceramic hob, under oven, cooker hood over, further cupboards and appliance space in the utility area of the room. Double glazed rear window and double glazed patio doors give natural light to the room with additional double glazed side door.



FIRST FLOOR

STAIRS TO LANDING with double glazed side window and access hatch to the insulated roof space. All rooms leading off

BEDROOM ONE 12' 9" x 9' 5" a double bedroom with radiator and double glazed window to the rear.



BEDROOM TWO 11' 10" (into bay) x 9' 5" with radiator and double glazed bay window to the front.

BEDROOM THREE 6' 3" x 5' 4" with radiator and double glazed window.



FULLY TILED BATHROOM fitted with a modern white suite of panel bath integrated shower, shower screen, wash basin set in a vanity unit, low level W.C., tiled in shower area, chrome ladder style heater, extractor fan and double glazed window with obscure glass.

OUTSIDE

REAR GARDEN with attractive contemporary paved patio and lawn, path to the side leads through to further rear garden area. Gated side entrance.

Garden Building in the centre of the garden is a substantial garden building which is divided into three sections and offers a multitude of uses as well as offering useful storage area and a covered open sided seating area facing the rear of the house ideal for outdoor entertaining.



GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	'D59'
Council Tax	Band 'B'

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.