



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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5 Chad Square
Hawthorne Road,
Edgbaston
Birmingham
West Midlands

www.jameslaurenceuk.com
edgbaston@jameslaurenceuk.com
0121 4565454

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James *Laurence*TM
Sales and Lettings

Willow Avenue
Birmingham, B17 8HE

- Four bedrooms
- Mid terrace home
- Large rear garden
- Three reception rooms

Asking Price Of £315,000



100, Willow Avenue, Birmingham, B17 8HE



Property Description

A superb opportunity to purchase a four bedroom mid terrace family home in a convenient and much sought after location. The property has been well loved by current vendors inside and out with beautifully maintained approach and long rear garden complimenting close to 1300 square feet of internal accommodation.

The ground floor boasts three reception rooms offering flexible use-a front facing living room complete with bay window, a dining/breakfast room and welcoming rear sitting room which offers direct access to patio and garden. A separate fitted kitchen adjacent to dining room features fitted appliances of "Belling" double oven, a four ring gas hob and "Baxi" boiler and a



range of wall and base units.

The first floor consists of four bedrooms, the master of which has the luxury of fitted wardrobes, with family bathroom, offering a shower above bath. The property further features double glazing and gas central heating whilst vendors advise of rewiring in recent years.

With a long and well looked after rear garden offering patio area and outside store, it is very well proportioned for the target demographic of a young family up sizing in the area or first time buyers looking to utilize the advantages of the recent implemented Stamp Duty incentives.

The area lends itself to professionals wanting a short commute to the city centre with excellent road and transport links via the A456, whilst very popular for young families, being within catchment for Ofsted rated "outstanding" primary schools such as St Gregorys and Shireland Hall Academy, with secondary equivalent in St Pauls Girls and Shireland Collegiate Academy plus Lordwood schools.

This location is a short commute to Birmingham University, Queen Elizabeth and City Hospitals but also ideally placed new Midland Metropolitan Super Hospital, along with amenities of Bearwood High street a short walk away, plus Harborne and Edgbaston beyond, with an extensive choice of independent and quality eateries and restaurants.