



12 Mitten Avenue, Rubery, Birmingham, B45 0JB

Offers Over £215,000

- Unique Three Double Bedroom End Terrace Property
- Accommodation Over Three Floors
- Modern Family Bathroom
- Lounge/Diner
- Double Glazing & Gas CH
- Council Tax Band B
- Modern Kitchen/Diner
- Drive & Garage
- EPC Rating D

12 Mitten Avenue, Birmingham B45 0JB

An immaculately presented unique three double bedroom, three storey end terrace house, with drive providing off road parking, garage, pleasant south facing rear garden, situated in a popular location in Rubery, Birmingham.



Council Tax Band: B



DESCRIPTION

The property in brief comprises porch, meter cupboard, hall, modern kitchen with a range of wall & base units, four ring gas hob, electric oven, utility room.

Stairs to first floor accommodation, good size storage cupboard with boiler, lounge/diner with a large Velux window to front elevation, french doors leading out to south facing rear garden, double bedroom two, modern bathroom comprising wc, hand wash basin, bath with electric shower over.

Stairs to second floor accommodation, master bedroom with dual aspect windows, bedroom three and a further good size storage cupboard.

OUTSIDE

The front of the property has a drive for parking several vehicles.

The rear of the property has a south facing garden having a paved patio, artificial lawn, good size storage cupboard with power, outside water tap, rear gate and fenced boundaries.

LOCATION

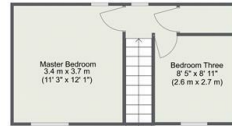
The property is situated on Mitten Avenue just off Rubery Lane, Rubery, Birmingham.

It is well located for Rubery high street offering a range of convenience stores and within near distance to The Waseley Hills and the Lickey Hills Country Park and Golf Course. The surrounding areas provide additional shopping, schooling and leisure facilities including Birmingham Great Park and the Longbridge development with excellent shopping, entertainment and restaurants. Rubery provides good transport links for commuters with easy access to the motorway network.

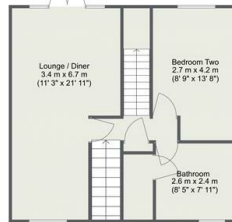
TENURE

The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

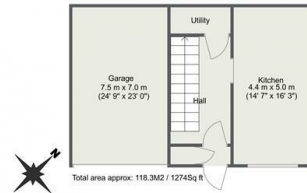
Mitten Avenue
First Floor



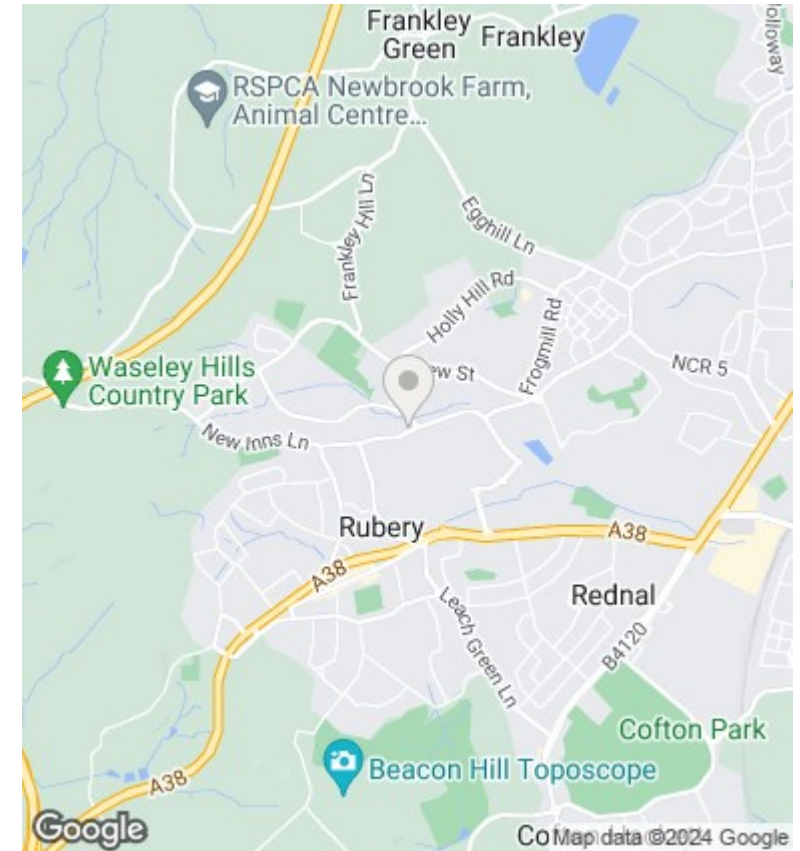
Upper Ground Floor



Lower Ground Floor



For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plan and images supplied by Property Photography Ltd.



Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	