



16 Mitten Avenue, Rubery, Birmingham, B45 0JB

£220,000

- Three bedroom mid terrace property
- Utility
- Council Tax Band - B
- Three storey
- Drive & Garage
- EPC Rating - D
- Modern Kitchen/Diner
- Double Glazing & Gas CH
- No Upward Chain

16 Mitten Avenue, Birmingham B45 0JB

This beautiful three-storey mid terrace house is a must-see. With three double bedrooms, a garage, drive, and a delightful south-facing garden, it's located in a popular area of Rubery, Birmingham. Don't miss out on this opportunity!



Council Tax Band: B



Description

The property comprises of a porch and an inner hallway leading to a modern kitchen equipped with a range of wall and base units, a four-ring gas hob, an electric oven, the hallway off the kitchen benefits from a downstairs W/C

Stairs lead to the first floor where you will find a lounge/diner with a large Velux window to the front and French doors opening to a south-facing rear garden, a double second bedroom, the bathroom comprises WC, a hand wash basin, and a bath with a normal power shower operated from the combination boiler.

On the second floor, there are more stairs leading to the master bedroom with dual aspect windows and bedroom three

Outside

There is a garage to the front of the property in addition to the driveway

Moving to the rear of the property, you will find a lovely south-facing garden. The garden boasts a paved patio, lawn, and a spacious storage cupboard with power. Additionally, a rear gate, and fenced boundaries to ensure privacy and security.

Location

The property is within walking distance to Rubery Great Park & Rubery Village both included a large quantity of local shops, a cinema, gym, bowling alley, bars and restaurants.

Rubery Village is located to the South of Birmingham approximately 3 miles from Junction 4 of the M5 Motorway, providing easy access to all parts of the country via M5, M42 & M6. Rubery is also within walking distance to the popular Waseley Hills Country Park which is over 150 acres of countryside and nature reserve.

Longbridge Train Station and the recently regenerated Longbridge Town Centre Development is close by, home to the largest Marks and Spencer in the Midlands.

Tenure

The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings

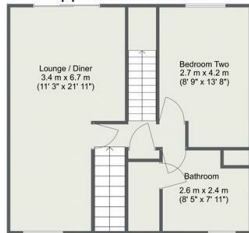
have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.



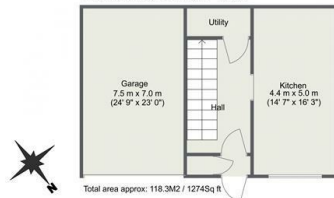
Mitten Avenue
First Floor



Upper Ground Floor



Lower Ground Floor



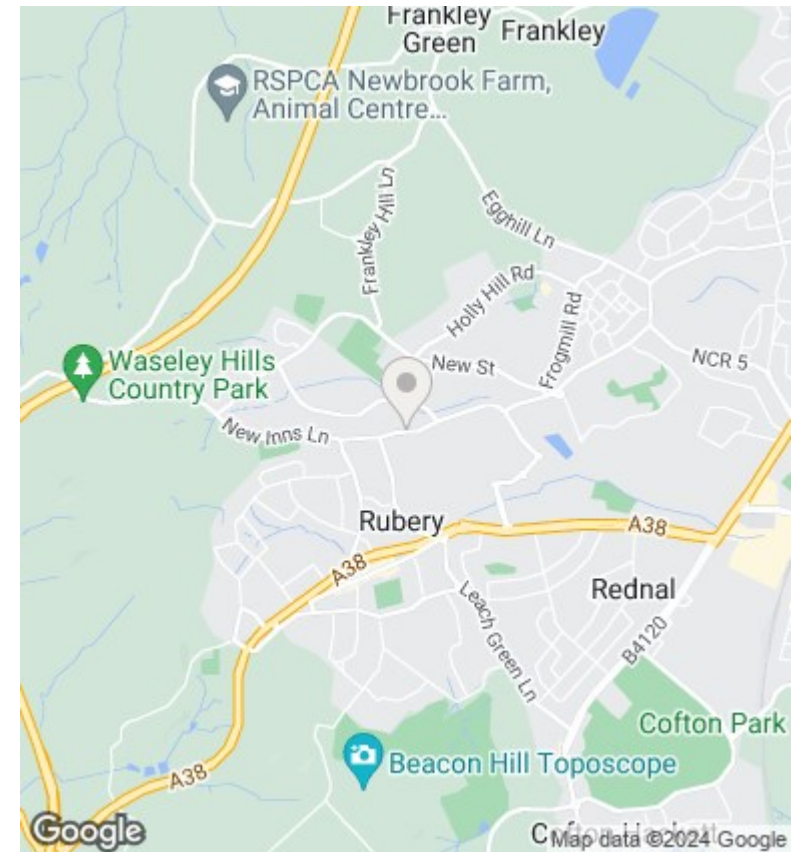
Total area approx: 118.3M2 / 12745sq ft
For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plan and images supplied by PropertyPhotography Ltd.

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	