



## 79 Central Avenue, Longbridge, Birmingham, B31 4JA

£230,000

- Three Bedrooms
- Reception Room Two
- Pleasant Rear Garden
- No Upward Chain
- Lounge With Fire Place
- Modern Bathroom
- Quiet Sought After Location
- Modern Kitchen/Diner
- Large Frontage with Ample Off Road Parking
- Council Tax Band : A EPC Rating: D



# 79 Central Avenue, Birmingham B31 4JA

A well presented three bedroom extended detached bungalow with two reception rooms, modern kitchen & bathroom, ample off road parking, situated in a sought after location in The Austin Village, Longbridge, Birmingham, offered with No Upward Chain



Council Tax Band: A



#### DESCRIPTION

The property in brief comprises porch, lounge with fire place, modern kitchen/diner having a range of wall & base units, four ring gas hob, electric oven, extractor, second reception room with door leading out to rear garden, master bedroom, double bedroom two, bedroom three, modern bathroom comprising, wc, hand wash basin, bath with shower over, and glass shower screen.

#### OUTSIDE

The property benefits from having a large frontage having a block paved drive providing ample off road parking, flowers beds, trees, lawn, and gravelled areas.

The rear garden is low maintenance having a raised decked seating area, paved area & gravelled area, concrete shed, trees, flower beds, outside wc, outside power sockets, fenced boundaries, blocked paved path both sides of the bungalow providing access the the front.

#### LOCATION

The property is situated in Longbridge Austin Village, Longbridge, Birmingham and is close to Northfield.

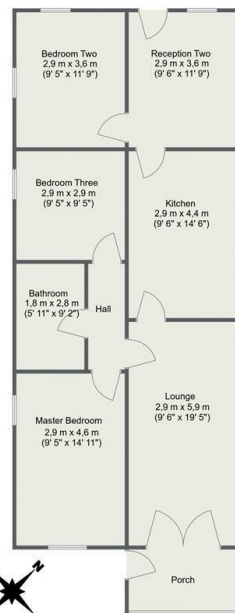
It is in close proximity to the Longbridge development with Sainsburys supermarket and large Marks and Spencer, as well as nearby Rubery offering a selection of shops, restaurants, ten pin bowling and a cinema. In addition, Longbridge train station is nearby and ideal for those commuting to Birmingham City Centre

#### TENURE

The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitor.

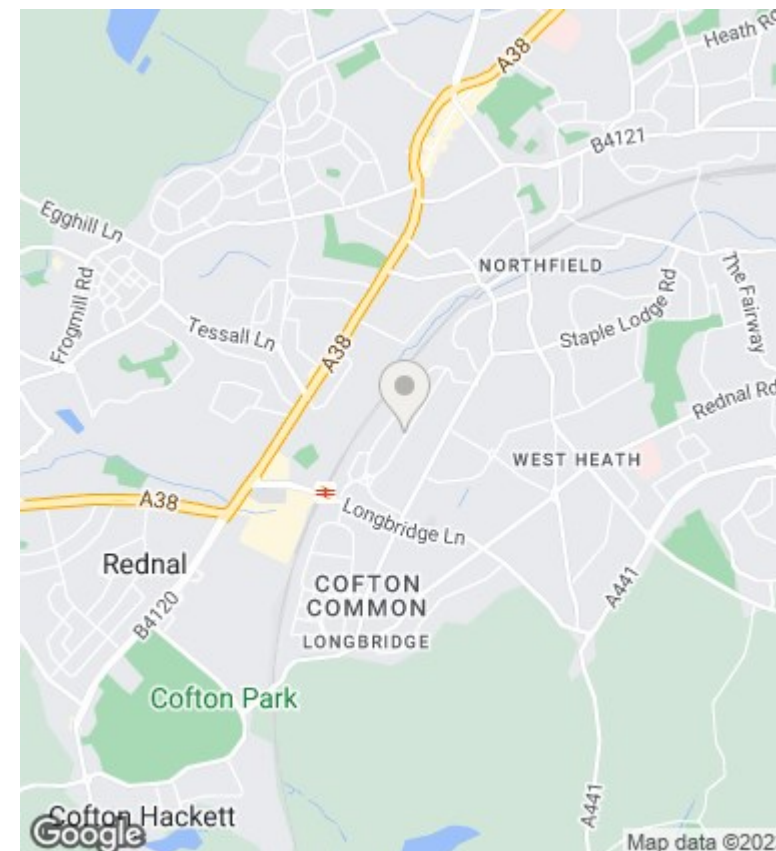


Central Avenue



Total area approx: 92M2 / 990Sq Ft

For illustrative purposes only. Dimensions, fixtures, features 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.



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		