



Aversley Road, Kings Norton, Birmingham, B38 8PL | £289,950  
Four Bedroom Semi-Detached House



**Features:**

- Four Bedrooms
- Family Bathroom, Separate WC and Downstairs WC
- Lounge/Diner
- Breakfast Kitchen and Separate Utility Room
- Rear Garden
- Block Paved Driveway and Garage

**Summary:**

A well presented four bedroom semi-detached house, offered with a good sized lounge/diner, breakfast kitchen with separate utility room and pleasant rear garden, situated in Kings Norton, Birmingham.

**Description:**

The accommodation, in brief, features:- Block Paved Driveway and Garage, Enclosed Porch, Hall, Lounge/Diner with Bay Window to Front Aspect, Feature Fireplace and Sliding Patio Door to Rear Garden, Breakfast Kitchen with Door to Rear Garden, Integral Door to Garage and Integrated Dishwasher, Oven, Hob and Extractor, Utility Room, Downstairs WC, Stairs to First Floor Landing, Master Bedroom, Double Bedrooms Two and Three, Bedroom Four, Family Bathroom with both Bath and Shower Enclosure and Separate WC with Wash Hand Basin.

**Outside:**

Outside, the property enjoys a rear garden with paved patio and lawn with well stocked beds to fenced boundaries.

**Location:**

The property is situated in Aversley Road in Kings Norton, which offers excellent access to transport links to include a number of bus routes, Kings Norton Train Station, and is also conveniently situated for access to motorway links to M42, Cotteridge nearby offers a range of shopping facilities and amenities. Popular local schools include Kings Norton Girls' and Boys' Secondary Schools. In addition, the property is within walking distance to Kings Norton Train Station, which is a popular route to Birmingham New Street, via Bournville, Selly Oak, Birmingham University and New Street or Longbridge, Barnt Green, Alvechurch, Redditch or Bromsgrove.





## Room Dimensions:

### Porch

3' 6" x 6' 1" (1.08m x 1.86m)

### Hall

### Lounge/Diner:

27' 5" x 9' 11" (8.38m x 3.04m) max

### Breakfast Kitchen:

13' 9" x 13' 1" (4.20m x 3.99m) max

### Utility Room:

17' 3" x 5' 3" (5.27m x 1.61m) max

### WC

3' 4" x 2' 11" (1.02m x 0.91m)

### Stairs To First Floor Landing

### Master Bedroom:

12' 11" x 9' 11" (3.94m x 3.04m)

### Bedroom Two:

13' 8" x 9' 11" (4.18m x 3.04m) max

### Bedroom Three:

7' 8" x 14' 1" (2.34m x 4.31m)

### Bedroom Four:

7' 11" x 9' 6" (2.42m x 2.90m)

### Bathroom:

5' 0" x 13' 4" (1.54m x 4.07m)

### WC

3' 6" x 5' 5" (1.08m x 1.66m)

### EPC: D

### Council Tax Band: D

### Tenure: Freehold

For more information on Aversley Road or to arrange a viewing, please call the Rubery Office on 0121 453 4349





## Aversley Road, Kings Norton

### Ground Floor



### First Floor



Total Area Approx  
125.6 sq metres  
( 1351.9 sq ft )

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

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