





## Offers In The Region Of £220,000

Bucklands End Lane, Hodge Hill, Birmingham, B34 6BP

**\*\* SEMI-DETACHED \* EXTENDED KITCHEN \*\* TWO BEDROOMS \*\* GATED DRIVEWAY \*\***

This semi-detached bungalow is being offered with NO UPWARD CHAIN, the property requires some modernisation but is EXTENDED to the rear creating a slightly larger living area. The property has a gated secure driveway area, open entrance porch, entrance hallway, lounge area, dining room, two bedrooms and the extended kitchen/dining room. The property also benefits from a private rear garden area. Energy Efficiency Rating:- D

### Front Garden

Low wall border to one side, further low wall border to the other side with decorative railings over extending to the front perimeter which also has double decorative gates for vehicular access to the block paved driveway providing off road parking for multiple vehicles. Outside tap, security light and further block paved driveway extending to one side of the property allowing access to:-

### Entrance Porch

Open fronted entrance porch with a wall mounted lantern style light, and a double glazed door leading to:-

### Entrance Hallway

**5'8" x 3'10" (1.73m x 1.17m)**

Loft access via the hatch area, and doors to the two bedrooms, bathroom and into:-

### Lounge

**18'1" x 10'4" max 8'8" min (5.51m x 3.15m max 2.64m min)**

Double glazed windows at matching

height and to either side of the double glazed French doors allowing access to/from the rear garden area. Two radiators, wooden style fire place, and an opening to the side leading through to:-

### Dining Room

**9'3" x 5'5" (2.82m x 1.65m)**

Wall mounted boiler, storage cupboard, double glazed window to the side, radiator, and an opening to the rear allowing access to:-

### Extended Kitchen/Dining Room

**14' x 12'10" max 9'8" min (4.27m x 3.91m max 2.95m min )**

Range of wall mounted and floor standing base units with open wicker baskets, and display cabinets incorporated and a roll edge work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, wood effect flooring, radiator, double glazed window to the rear, further double glazed window to the front, and one to the side. Plumbing for a washing machine,

and a double glazed door to the side allowing access to the rear garden area.

### Bedroom One

**13'6" x 9'5" (4.11m x 2.87m )**

Double glazed window to the front extending to the side creating a half bay area, and a radiator.

### Bedroom Two

**11' x 6'6" (3.35m x 1.98m)**

Double glazed window to the front, and a radiator.

### Bathroom

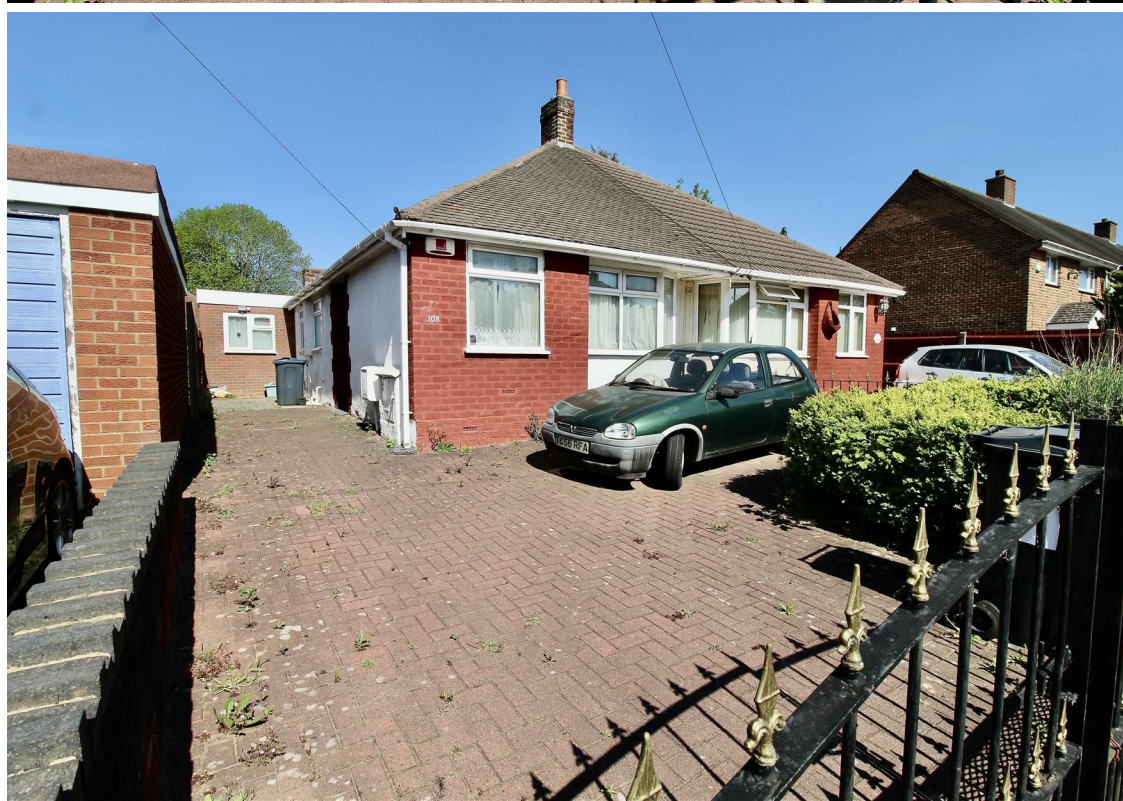
**6'2" x 5'5" (1.88m x 1.65m)**

Suite comprised of a panelled bath with an electric shower over and shower screen to the side, low flush WC and a pedestal wash hand basin. Radiator, wall mounted heater, tiling to the walls with a decorative dado tile inset. Tile effect flooring, storage cupboard, and a double glazed window to the side.

## OUTSIDE

### Rear Garden







Fence perimeters surrounding a rear garden consisting of a paved patio area with a paved pathway divide to the garden laid mainly to lawn. Timber shed, security light and an outside tap.

