



Offers Over £220,000

Heathland Avenue, Hodge Hill, Birmingham, B34 6LR

**** NO UPWARD CHAIN * DRIVEWAY * TWO BEDROOMS * CONSERVATORY * SEMI-DETACHED ****

Great opportunity to purchase a semi-detached bungalow being offered with NO UPWARD CHAIN and a slightly different layout to the original bungalow builds in this area. The property consists of a DRIVEWAY for multiple vehicles, an ENCLOSED ENTRANCE PORCH, entrance hallway, lounge, TWO BEDROOMS, a slightly larger shower room from the original build, a walk through storage area giving access to the kitchen area to the side of the property. The property also benefits from a garage area that is currently set up as a utility/room. The property also has a CONSERVATORY to the rear overlooking the rear garden area. Central heating and double glazing both where specified. Energy Efficiency Report - Awaiting

Front Garden/Driveway

Creteprint design driveway providing off road parking for multiple vehicles, double glazed door allowing access to:-

Entrance Porch

6'10" x 5'1" (2.08m x 1.55m)

Enclosed entrance porch area with double glazed windows to the front, single glazed window to the side between the neighbouring porch area, and a tile effect flooring. Veiling mounted light, double glazed window to the rear into bedroom two, and a glazed door allowing access to:-

Entrance Hallway

Wood effect flooring, radiator, storage cupboard, and a decorative coving finish to the ceiling area. Doors to:-

Lounge

18'6" x 11'1" (5.64m x 3.38m)

Double glazed sliding patio doors to the rear allowing access to/from the conservatory area. Stone effect fireplace with a decorative coal effect gas fire inset,

radiator, wood effect flooring and a decorative coving finish to the ceiling area.

Conservatory

11'4" x 10'4" (3.45m x 3.15m)

Partly brick built with double glazed windows to either side and to the rear. Double glazed door to the side allowing access to/from the rear garden area, and wood effect flooring.

Walk Through Storage Area

7'8" x 5'8" (2.34m x 1.73m)

Units to one wall, tile effect flooring, wall mounted boiler, glazed door to the side allowing access to/fro the kitchen area and a further internal door to the front into:-

Shower Room

7'8" x 6'6" (2.34m x 1.98m)

Suite comprised of a tiled shower cubicle with double sliding access doors, low flush WC and a wash hand basin both inset to vanity/storage units with a work surface over and matching up-stands. Ladder style radiator, tile effect flooring and a double glazed window to the side into the garage area.

Kitchen Area

19'5" x 6'10" (5.92m x 2.08m)

Range of wall mounted and floor standing base units with a work surface over incorporating an oval design stainless steel effect sink and drainer unit with a mixer tap over. Radiator, tile effect flooring, plumbing for a washing machine and further plumbing for a dish washer. Two sky lights to the ceiling area, panelling to the walls above the work surfaces, double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area. Internal door to the front into:-

Garage Area

15'6" x 6'10" (4.72m x 2.08m)

Double glazed window to the front, double glazed door to the front allowing access to/from the driveway area. Tile effect flooring, base unit, and larder unit with a work surface over, sky light to the ceiling area and an outside tap.



Bedroom One

12'6" into bay 9'10" to wall x 11' (3.81m into bay 3.00m to wall x 3.35m)

Double glazed bay window to the front, fanlight to the ceiling, radiator, and a decorative coving finish to the ceiling.

Bedroom Two

9'9" x 7'2" (2.97m x 2.18m)

Double glazed window to the front into the porch area, radiator, and a decorative coving finish to the ceiling.

OUTSIDE

Rear Garden

Paved patio areas set over two slightly raised tiers leading to a artificial lawn area with paving surround. Mature shrubbery flower bed to the rear of the garden area, timber shed for storage, security light, outside tap and fence perimeters.

