



## Offers Over £295,000

### Heathland Avenue, Hodge Hill, Birmingham, B34 6LT

- Semi Detached Bungalow
- Extended To Rear
- Four Bedrooms
- Internal Viewing Essential
- Modern Family Kitchen
- Driveway & Side Garage
- Shower Room
- Low Maintenance Rear Garden
- Popular Location
- Energy Rate Awaiting

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = B

\* SEMI DETACHED BUNGALOW \*  
EXTENDED TO REAR \* FOUR  
BEDROOMS \* MUST BE VIEWED! \* 360  
VIRTUAL TOUR AVAILABLE \*

This EXTENDED SEMI DETACHED BUNGALOW MUST BE VIEWED TO APPRECIATE THE STANDARD AND SIZE OF ACCOMMODATION ON OFFER!! THERE IS SO MUCH MORE THAN MEETS THE EYE!

This GEM OF A HOME is situated on a main road location and close to all local amenities. The property is accessed via a dropped kerb and leading to a block paved DRIVEWAY providing parking for your vehicles along with a SIDE GARAGE. The accommodation briefly comprises: entrance porch, hallway, lounge, FULLY FITTED MODERN KITCHEN WITH APPLIANCES INCLUDED, FOUR BEDROOMS, Shower room and LOW MAINTENANCE, REAR GARDEN. The property benefits from central heating and double glazing both where specified.

DON'T DELAY!! CALL OUR CASTLE BROMWICH OFFICE ON 0121-748-7272 FOR A VIEWING!  
Energy Rating

### APPROACH

The property is accessed via a dropped kerb and leading to:-

### Driveway

A block paved driveway allowing parking for two vehicles along with a side garage and leading to a double glazed entrance porch.

### Entrance Porch

Double glazed windows to the front and side with double glazed door leading into an additional double glazed entrance door.

### Entrance Hall

Radiator. Ceiling loft access. Doors giving access to accommodation:-

### Lounge

**14'11" x 11'5" (4.55m x 3.48m)**

Double glazed window to the rear and radiator. Wall mounted, decorative electric fire.

### Modern Kitchen

**14'5" x 12'8" (4.39m x 3.86m)**

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances

include a gas hob with electric oven underneath and extractor canopy over. Fridge freezer, dishwasher and washing machine. Ceiling spotlights. Radiator. Part tiling to the walls.Skylight window.

Bedroom One

13'0" x 10'7" (3.96m x 3.23m)

Double glazed bay window to the front and radiator.

Bedroom Two

9'7" x 7'3" (2.92m x 2.21m)

Double glazed window to the front and radiator.

Bedroom Three

8'10" x 7'6" (2.69m x 2.29m)

Double glazed window to the side and radiator.

Shower Room

Suite comprises of a walk-in shower cubicle with an electric shower over, wash basin with storage underneath and low flush WC. Part tiling to the walls. Obscure double glazed window to the side.

Bedroom Four

12'8" x 10'2" (3.86m x 3.10m)

Double glazed windows to the rear and side. Radiator.

OUTSIDE

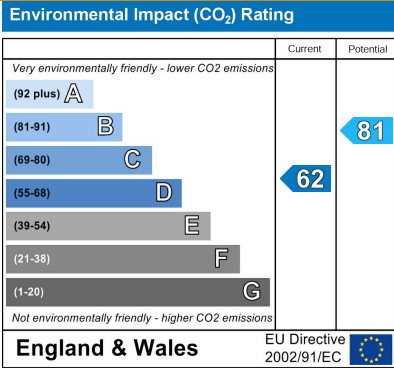
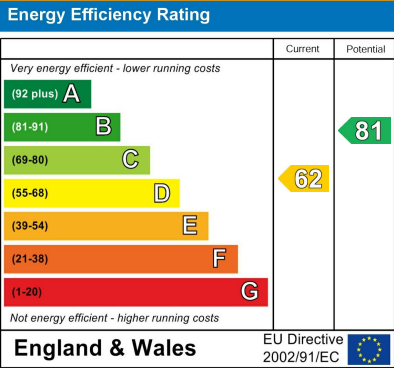
Rear Garden

Timber fencing to perimeter. Artificial lawn area and patio. Additional seating area.

Garage

12'0" x 8'0" approx (3.66m x 2.44m approx)

A metal up and over door to the front.





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