





## Offers In The Region Of £220,000

### Darley Avenue, Hodge Hill, Birmingham, B34 6JB

**\*\* NO UPWARD CHAIN \* TWO BEDROOMS \* GARAGE \* MODERN KITCHEN & SHOWER ROOM \*\***

This semi-detached BUNGALOW is being offered with NO UPWARD CHAIN and consists of a PRIVATE DRIVEWAY to the front which gives access to the SIDE GARAGE. The property also consists of an ENCLOSED ENTRANCE PORCH which leads to the entrance hallway providing access to all rooms. The lounge is situated to the rear of the property, kitchen is in the centre along with the second bedroom and shower room. The main bedroom is situated to the front and the garage to the side is currently divided into a garage area, utility/storage area, and a sun room sitting area. Energy Efficiency Rating:- Awaiting

#### Front Garden/Driveway

Private driveway area providing off road parking, double glazed door allowing access to:-

#### Entrance Porch

**7'3" x 3'9" (2.21m x 1.14m)**

Enclosed entrance porch with double glazed windows to the front, side and rear, panelling to the eiling with spotlights inset. Tiling to the floor area, further double glazed door allowing access to:-

#### Entrance Hallway

Loft access via the hatch area, radiator, storage cupboard and doors to:-

#### Lounge

**18'7" x 11'2" (5.66m x 3.40m)**

Double glazed window to the rear, and a double glazed door to the rear allowing access to the rear garden area. Radiator, decorative coving finish to the ceiling area, wooden fire surround with a stone effect back over hearth and a gas fired coal effect fire inset.

#### Kitchen

**8'2" x 7'4" (2.49m x 2.24m)**

Wall mounted and floor standing base units with display units incorporated, work surfaces over incorporating a stainless steel effect sink and drainer with a mixer tap over. Appliances built in consist of a Cople oven, a four burner Hoover gas hob, and a stainless steel effect Candy extractor canopy over. Slate tile effect flooring, double glazed windows either side of the double glazed door also to the side allowing access to the side garage/utility/sun room. Open archway to/from the entrance hallway area.

#### Bedroom One

**13' into bay 9'11" to wall x 11' (3.96m into bay 3.02m to wall x 3.35m )**

Double glazed bay window to the front, and a radiator.

#### Bedroom Two

**9'9" max 5'7" min x 7'3" (2.97m max 1.70m min x 2.21m)**

Double glazed window to the front and a radiator.

#### Shower Room

Suite comprised of a shower cubicle with a pivot door for access and an electric shower inset, low flush WC, and a wash hand basin inset to a vanity unit providing storage below and an ornate mixer tap over. Tiling to the walls, extractor fan to the outer wall, ladder style radiator, decorative coving finish to the ceiling area and a double glazed window to the side.

#### Garage/Utility/Sun Room

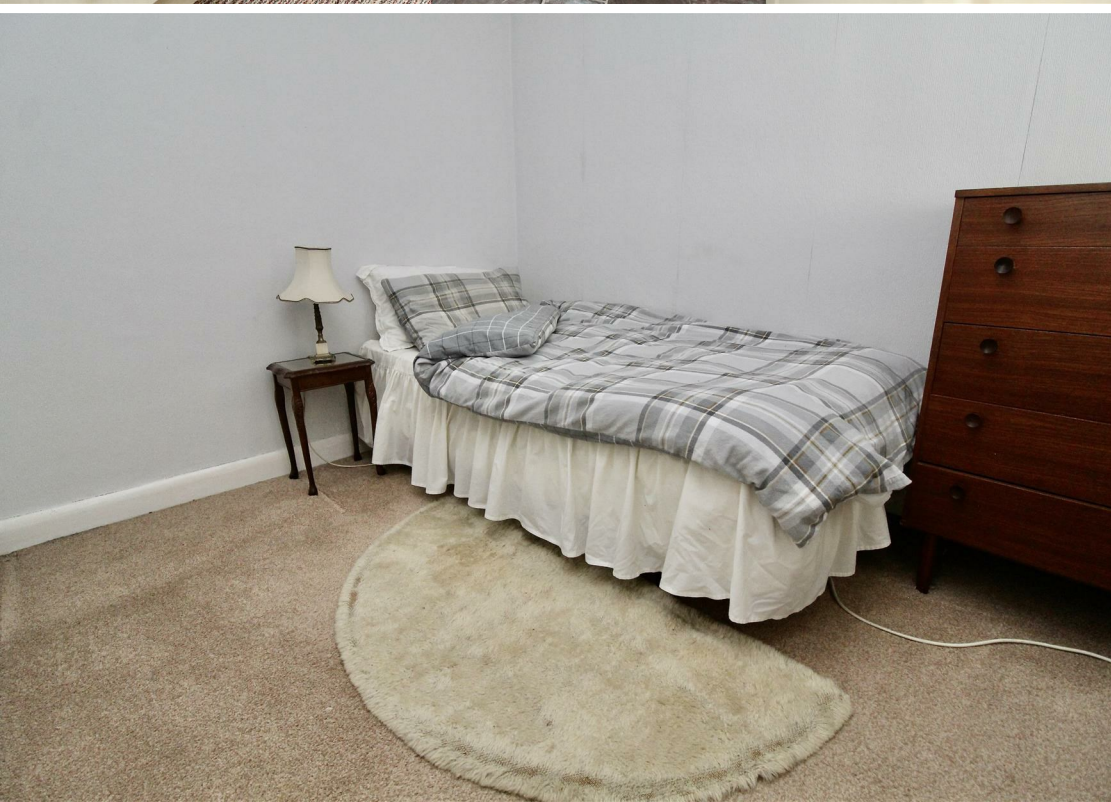
**31'4" x 11'9" (9.55m x 3.58m )**

The garage area has the ability of providing a utility area, and a sun room seating area but can be utilised for various uses to suit your own personal needs. Lighting, electric supply, and plumbing for a washing machine. Range of base units in places, outside tap, double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area.

#### OUTSIDE

#### Rear Garden







Paved patio area with a low wall retaining area to the raised garden area consisting of a decorative circular stone design patio area with loose stone surrounding. Flower beds surrounding and further flower beds to the side of the paved pathway divide.

