



Offers In The Region Of £205,000

Chorley Avenue, Hodge Hill, Birmingham, B34 6DA

**** NO UPWARD CHAIN ** TWO BEDROOMS ** EXTENDED TO REAR ****

This semi-detached bungalow is being offered with NO UPWARD CHAIN and consists of a PRIVATE DRIVEWAY to the front, enclosed entrance porch, entrance hallway, and an OPEN PLAN LOUNGE/KITCHEN/DINING ROOM. The property has TWO BEDROOMS (a double and a single) and a walk in shower room. The property also benefits from a single SIDE GARAGE and a private rear garden area. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Low wall border to the front and to one side of a block paved driveway providing off road parking for multiple vehicles and access to the garage area. Double glazed door situated to the side of the property allowing access to:-

Entrance Porch

Tiling to the floor area, and a further double glazed door to:-

Hallway

Loft access via the hatch area, radiator, and wood effect flooring. Doors to:-

Walk In Wet Room

6' x 5'4" (1.83m x 1.63m)

Suite comprised of a walk in boiler fed shower area, low flush WC and a pedestal wash hand basin. Ladder style radiator, tiling to the walls, storage cupboard housing the boiler (We have not been able to verify the item working due to utilities being switched off.)

Bedroom One

13'3" into bay 10'7" to wall x 9'5" (4.04m into bay 3.23m to wall x 2.87m)

Double glazed window to the front extending to one side to create a half bay, radiator, and wood effect flooring

Bedroom Two

10'8" x 6'5" (3.25m x 1.96m)

Double glazed window to the front, radiator, wood effect floor and a decorative coving finish to the ceiling.

Open Plan Lounge/Kitchen/Dining Room

27'3 x 14'2" max 9'4" min (8.31m x 4.32m max 2.84m min)

Range of wall mounted and floor standing base units with a matching island area creating a breakfast bar to one side and storage to the other. Work surfaces incorporating a stainless steel effect sink and drainer unit with a mixer tap over, and a four burner gas hob with an electric oven below and extractor above. Partly tiled walls, wood effect flooring, spotlights inset

to the ceiling area, two radiators, a modern style fireplace with an electric fire inset and double glazed windows at matching height and to either side of the double glazed double patio doors to the rear allowing access to the rear garden area. Double glazed Velux style window to the side and a further double glazed door also to the side into:-

Garage

17'8" x 9'2" (5.38m x 2.79m)

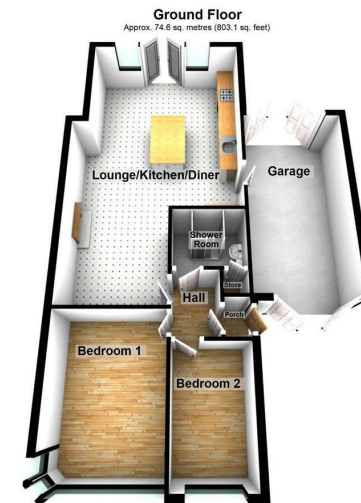
Side garage with double doors to the front and to the rear allowing straight through access, stainless steel effect sink and drainer unit inset to a double floor standing base unit, electric supply and lighting.

OUTSIDE

Rear Garden

The rear garden has been adapted with ramps (but could be removed). Fence borders surrounding a garden partly laid to lawn with mature shrubbery and flower bed borders and the low wall retaining paved ramp system with guide rails.





Total area: approx. 74.6 sq. metres (803.1 sq. feet)
 This plan is for illustration only and may not be representative of the property. Plan not to scale.
 Plan produced using PlanUp.

