



Offers In The Region Of £230,000

Flamborough Close, Hodge Hill, Birmingham, B34 6LY

**** NO UPWARD CHAIN ** TWO BEDROOMS ** BUNGALOW ** GARAGE ** CONSERVATORY ****

This semi-detached bungalow has been well maintained throughout and is being offered with NO UPWARD CHAIN. The property consists of a private gated DRIVEWAY to the front, enclosed entrance porch, entrance hallway, TWO BEDROOMS to the front of the property, a kitchen to the middle of the property and a lounge to the rear of the property. There is also a great size glass roofed CONSERVATORY to the rear. To the side of the property there is a GARAGE and TWO FURTHER RAISED AREAS currently used as an office and storage area.

VIEWING IS HIGHLY RECOMMENDED ON THIS BUNGALOW - Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Wall border to the front with double access gates for vehicular access and a single access gate for pedestrians inset. Fence border to one side and low sleeper style border to the other side of the Tarmac driveway with decorative raised kerb stone edging. Flower bed to one side of the driveway area and a pea gravel flower bed to the front of the driveway area. Decorative retro design wall mounted light to the side of the garage area, and a security light above the porch area. Double glazed door allowing access to:-

Entrance Porch

6'9" x 4'10" (2.06m x 1.47m)

Enclosed entrance porch with double glazed window to the front, double glazed window to the rear into bedroom two, and a further obscure double glazed window to the side shared with the neighbouring property. Tile effect flooring, wall mounted retro design light, single glazed door allowing access to:-

Entrance Hallway

Radiator, decorative coving finish to the ceiling, loft hatch to the ceiling with a pull down ladder for ease of access. Doors to:-

Lounge

18'6" x 11' (5.64m x 3.35m)

Decorative coving finish to the ceiling area, radiator, and a modern stone effect fireplace with a coal effect gas fire inset. Double glazed window to the rear, further double glazed windows either side and at matching height to a set of double glazed double doors to the rear allowing access to:-

Conservatory

17'5" x 8'10" (5.31m x 2.69m)

Partly brick built with double glazed windows to the side and to the rear, obscure UPVC panels to the other side. Two radiators, decorative tiling to the floor area, glass design roof with blinds and a suspended light to one side of the conservatory area. Double glazed double doors also to the rear allowing access to/from the rear garden area.

Kitchen

8'5" x 7'3" (2.57m x 2.21m)

Kitchen is accessed directly from the entrance hallway area and consists of a range of wall mounted and floor standing base units with a work surface over allowing space for a free standing cooker to be inserted, and a stainless steel effect sink and drainer unit with a mixer tap over incorporated. Tile effect flooring, partly tiled walls, spotlights inset to the ceiling surrounding the raised vaulted effect double glazed sky light. Opening to the side allowing access to the side areas. N.B. There is very minimal damage to one of the wall units due to a toaster fire.

Bedroom One

12'7" bay 9'10" wall x 11'10" (3.84m bay

3.00m wall x 3.61m)

Double glazed angled bay window to the front, radiator, decorative coving finish to the ceiling and a decorative plaster effect ceiling rose. Fitted wardrobes/storage cupboards consisting of three double units, one single unit and a corner unit with a single access door.



Bedroom Two

9'9" x 7'3" (2.97m x 2.21m)

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

Bathroom

7'8" x 4'9" (2.34m x 1.45m)

Suite comprised of a panelled bath with a shower screen to the side, mixer tap attachment and a boiler fed shower over, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Tiling to the walls, tiling to the floor area, shaver point, radiator and spotlights inset to the ceiling surrounding the raised vaulted effect double glazed sky light

Side Area One

9' x 6'9" (2.74m x 2.06m)

Accessed via the kitchen area or through the garage. Raised suspended floor to bring it in line with the kitchen area, radiator, tile effect flooring electric supply, and a double glazed Velux style window to the side, door to the front into the garage area and an opening to the rear into:-

Side Area Two

10' x 6'7" (3.05m x 2.01m)

Radiator, tile effect flooring, electric supply, lighting, double glazed Velux style window to the side and a set of double glazed double doors to the rear allowing access to/from the rear garden area.

Garage

18'3" x 7'4" (5.56m x 2.24m)

This area is extended slightly to the front, double doors to the front allowing access to/from the driveway area, electric supply, lighting, wash hand basin with storage below and to one side. Plumbing for a washing machine, wall mounted boiler, and a glass panel inset to the ceiling acting as a sky light.

OUTSIDE

Rear Garden

Low maintenance rear garden consisting of paved areas with decorative flower beds inset in places. Fence borders, outside tap.



Total area: approx. 95.1 sq. metres (1024.2 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

