

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Heathland Avenue, Hodge Hill, Birmingham, B34 6LR

Offers In The Region Of £210,000



## Offers In The Region Of £210,000 Heathland Avenue, Hodge Hill, Birmingham, B34 6LR

- Bungalow
- No Upward Chain
- Two Bedrooms
- Lounge to Rear
- Kitchen
- Tandem Garage
- Driveway
- Semi-Detached
- Private Rear Garden

## EPC Rating

Current:  
Potential:

## Council tax band

Band = C

**\*\* NO UPWARD CHAIN \*\* TWO  
BEDROOMS \*\* BUNGALOW \*\* GARAGE  
\*\* DRIVEWAY \*\***

This semi-detached bungalow is located in the Hodge Hill area bordering Castle Bromwich and Shard End. The property is being offered with no upward chain and consists of a DRIVEWAY to the front for a minimum of two vehicles, entrance hallway, lounge situated to the rear of the property overlooking the private rear garden area, kitchen, and fitted shower room. The property also has a TANDEM SIDE GARAGE allowing straight through access from the front driveway to the rear garden area. Energy Efficiency Rating:- Awaiting

### Front Garden/Driveway

Decorative gravel flower bed to one side of the block paved driveway providing off road parking for approximately two vehicles. Wall mounted lantern style light to the side of the double glazed door with a canopy shelter over allowing access to:-

### Entrance Hallway

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

### Lounge

**18'7" x 11' (5.66m x 3.35m)**

Double glazed window to the rear, and a set of double glazed French doors also to the rear with further double glazed matching height windows either side, radiator, and a gas fire on a stone effect hearth

### Kitchen

**8'1" max 6'5" min x 7'4" (2.46m max 1.96m min x 2.24m)**

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Indesit oven, with a Philips gas hob over, and a Philips extractor above. Partly tiled walls, tile effect flooring, double glazed window to the side and a double glazed door also to the side allowing access to the garage area.

### Bedroom One

**12'8 into bay 9'11" to wall x 10'10" (3.86m into bay 3.02m to wall x 3.30m )**

Double glazed bay window to the front, radiator, decorative picture rail to the exposed walls and a fitted wardrobe to one wall with two sliding mirrored doors.

## Bedroom Two

9'8" max 5'10" min x 7'4" max 4' min  
(2.95m max 1.78m min x 2.24m max 1.22m min )

Double glazed window to the front, radiator, picture rail to the exposed walls and a fitted double sliding mirror fronted wardrobe, with over head storage units above the bed area, fixed headboard and side storage cupboard.

## Shower Room

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

Suite comprised of a double shower cubicle with a sliding access door, boiler fed shower inset and panelling to the wall areas, low flush WC and a pedestal wash hand basin. Radiator, tiling to the remaining walls and a double glazed window to the side.

## Garage

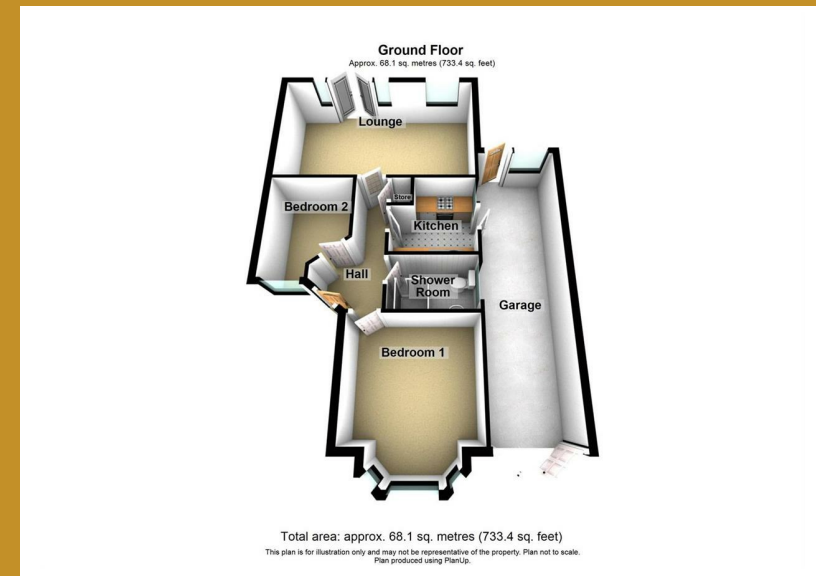
25'4" x 7' (7.72m x 2.13m)

Tandem side garage with double opening doors to the front, personal double glazed door to the rear allowing access to the rear garden area, and a double glazed window also to the rear. Electric supply, lighting, plumbing for a washing machine and an outside tap.

## OUTSIDE

### Rear Garden

Block paved patio area leading to further paved patio area to the rear of the lounge area, with a decorative rockery style low wall retaining flower bed leading to a garden laid mainly to lawn with further flower beds to either side. Further decorative rockery wall retaining a raised garden laid mainly to lawn with a shed to one side and mature shrubbery flower bed borders.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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