



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

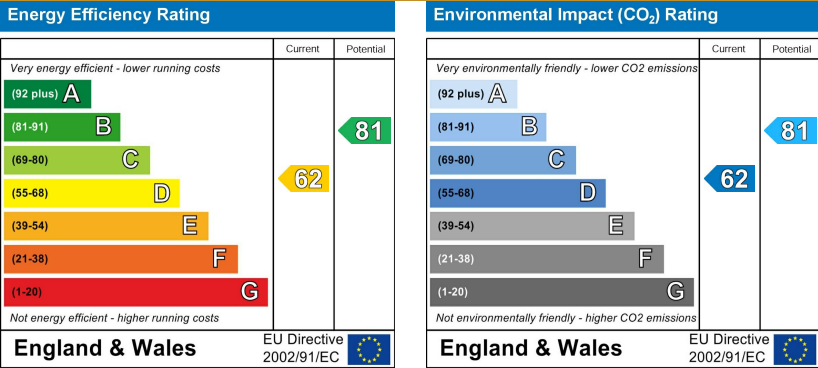
Rear Garden

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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