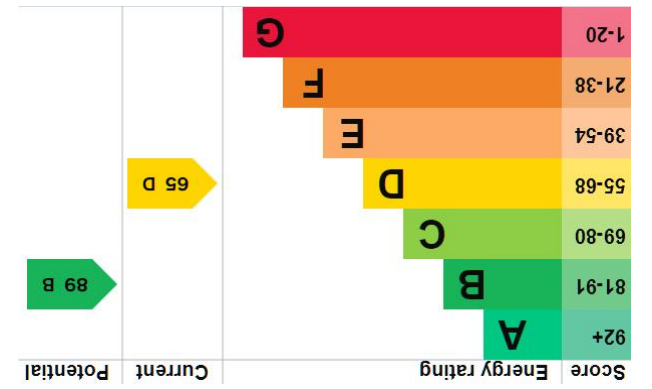


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

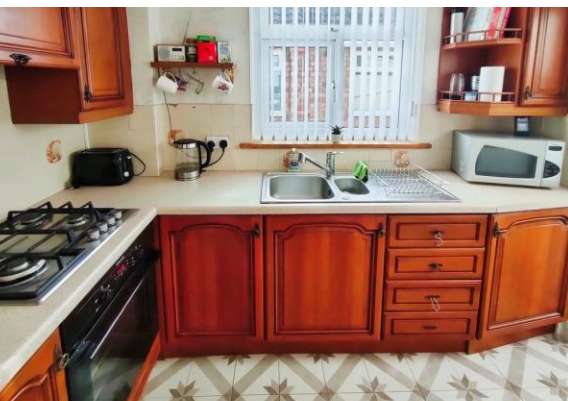
Total area: approx. 63.4 sq metres (682.4 sq feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 (The printed wing plans)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.



Castle Bromwich | 0121 241 1100



- TWO DOUBLE BEDROOMS
- CONSERVATORY
- WOW SHOWER ROOM
- UTILITY
- SPACIOUS LOUNGE
- WARDROBES TO BOTH BEDROOMS



Chorley Avenue, Hodge Hill, Birmingham, B34 6DA

£205,000



Property Description

This charming bungalow, located in a popular area known for its strong local community, is a fantastic opportunity for couples, first-time buyers, downsizers, and investors. With two double bedrooms, this property offers comfortable and versatile living spaces.

The spacious reception room provides a welcoming atmosphere for relaxing and entertaining, while the conservatory adds space to overlook the garden.

The kitchen includes a utility room, providing added convenience for everyday tasks. A well-appointed bathroom features a rain, steam and sauna shower and a heated towel rail, ensuring comfort and luxury. Bedroom one is double-sized with bay window, second bedroom is also a double and both offer the convenience of wardrobes.

Outside, there is off road parking, and a delightful garden providing a tranquil outdoor retreat. This is the perfect place to enjoy the sunny days or to indulge in gardening activities.

Situated in close proximity to public transport links, nearby schools, and local amenities, this bungalow offers convenience and accessibility for every day living. With its desirable location and attractive features, this property presents an exceptional opportunity for those looking to create their dream home.

Don't miss out on the chance to acquire this bungalow with its unique features and potential. Contact Green and Company today to arrange a viewing and explore the possibilities that this property has to offer.

Entering driveway which is paved and surround by shrubbery, entering into porch and door to:-

HALL With radiator, bft access and doors to bedrooms, shower room and lounge.

LOUNGE 18' 7" x 10' 5" (5.66m x 3.18m) With patio doors to conservatory, door to kitchen, feature gold effect lighting, gas fire with marble effect and wood surround and radiator.

KITCHEN 9' 6" x 5' 6" (2.9m x 1.68m) With wood units, worktop, tiled floor, tiled splashback, window to side with blind, pantry cupboard, gas hob, oven and four way spotlight.

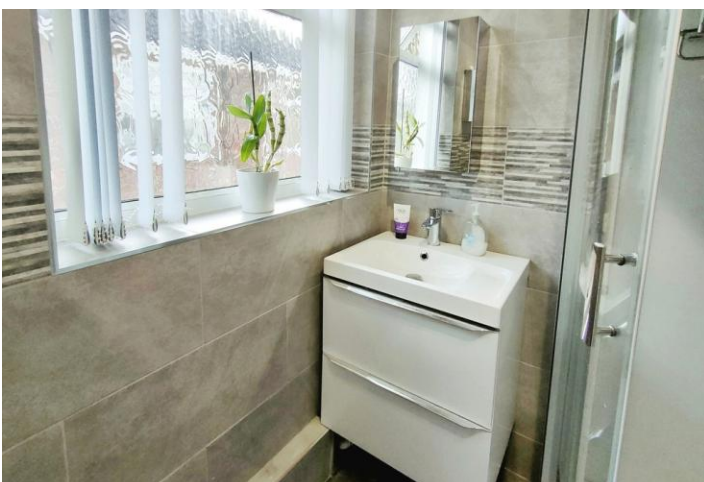
UTILITY 8' 10" x 7' 6" (2.69m x 2.29m) With plumbing for washing machine, worktop, tiled flooring, window with blind and door to garden.

CONSERVATORY 11' 6" x 9' 6" (3.51m x 2.9m) Having laminate flooring, window blinds, roof blinds and patio door to garden.

BEDROOM ONE 13' 3" x 9' 4" (4.04m x 2.84m) With bay window to front, blind, radiator, light fitting and wardrobes.

BEDROOM TWO 11' 1" x 6' 5" (3.38m x 1.96m) With window to front, radiator, wardrobes and three way spots.

SHOWER ROOM This has been recently renovated to a high standard and Incorporates a WOW steam and sauna shower, tiled floor, tiled walls with mosaic



border, heated towel rail, vanity unit and sink, WC, combi boiler, three way spots, window to side with blind.

GARDEN Is a spacious area with seated patio area, pathway surround with lawn and a selection of trees and shrubs.

Council Tax Band C Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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