

Horton & Senate



11 Clifton Green, Birmingham, B28 0QF

£325,000

- No Chain
- Two Bedrooms
- New Boiler
- Secure Parking
- Must view!
- Modern Bungalow
- Refitted Kitchen
- Refitted Bathroom
- Sun Room

11 Clifton Green, Birmingham B28 0QF

Horton & Senate are pleased to present this well-presented, move-in-ready bungalow, offering comfortable and contemporary living, having been constructed just over 20 years ago. Situated in a peaceful cul-de-sac, the property has recently benefited from a newly installed kitchen, bathroom, and boiler - ensuring modern convenience and efficiency throughout.

Ideal for downsizers or those specifically seeking single-level accommodation, this home offers a perfect blend of privacy, practicality, and low-maintenance living.

2

1

2

Council Tax Band: B



Approach

The property is approached via a path leading through the front garden to a charming canopy porch, which provides access to the main entrance.

Entrance Hall

A spacious and welcoming hallway offering access to all rooms. It features a central heating radiator, a useful storage cupboard, and loft access to a partially boarded loft for additional storage.

Kitchen

This recently installed modern kitchen boasts a stylish range of wall and base units with complementary work surfaces. It includes an inset sink with mixer tap and drainer, an integrated oven with hob and extractor hood above, as well as a dishwasher and washing machine. There is space for a freestanding fridge freezer, and a door leads conveniently into the sunroom.

Sunroom

Located to the side of the property, this fantastic room is ideal for relaxing or entertaining. It features double-glazed sliding patio doors that open out to the rear garden, allowing natural light to flood the space.

Lounge

A bright and airy lounge with two large double-glazed windows, a central heating radiator, and a feature fireplace with surround, creating a cosy and inviting living area.

Bedroom One

A generously sized double bedroom featuring a double-glazed window, central heating radiator, and ample space for wardrobes or other furnishings.

Bedroom Two

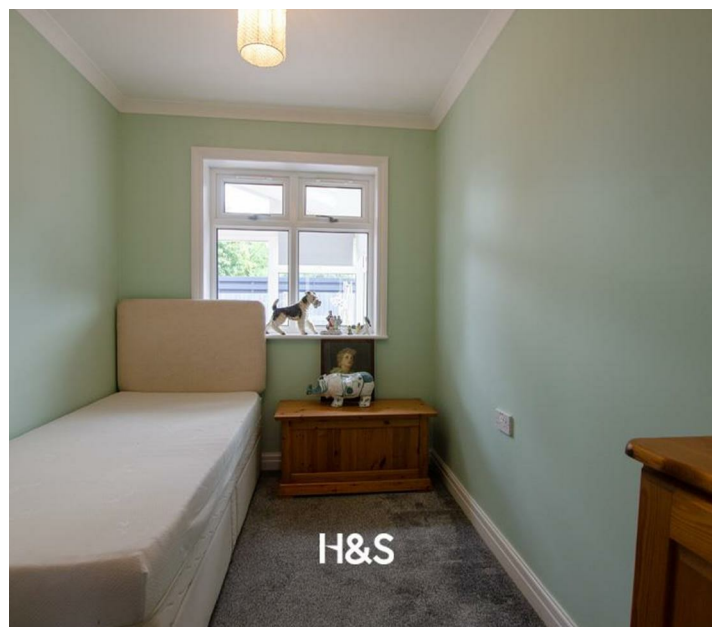
A spacious single bedroom with a double-glazed window, central heating radiator, and space for storage or a small wardrobe.

Bathroom

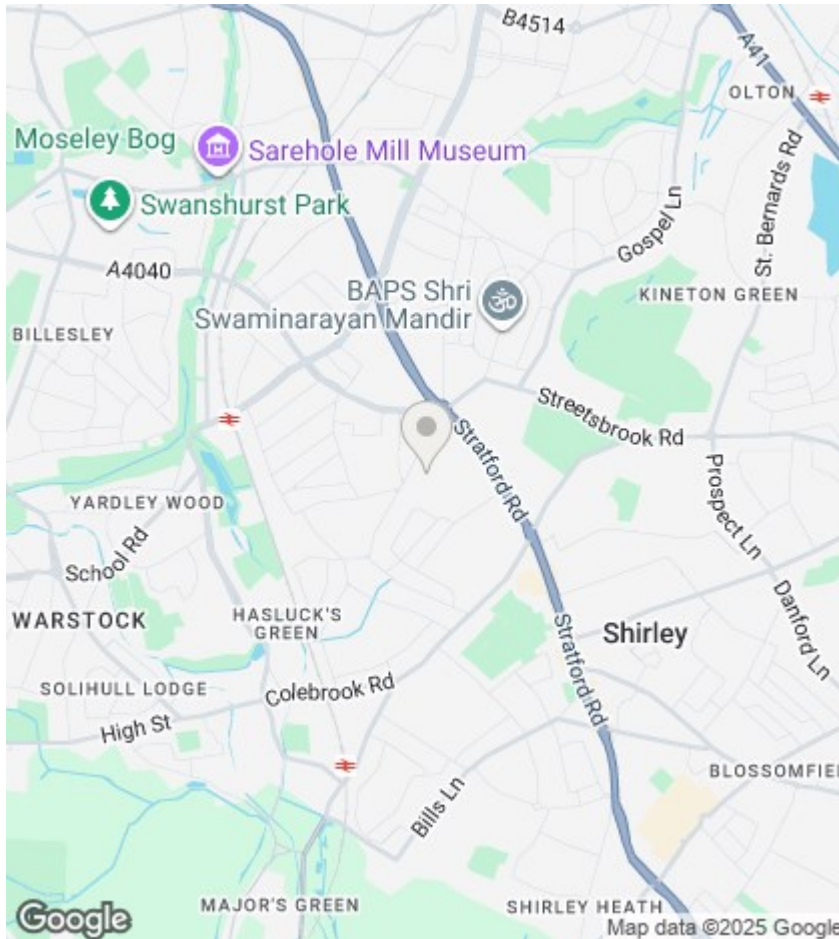
This newly fitted bathroom suite includes a panelled bath with shower attachment, an enclosed shower cubicle, a low-level WC, and a vanity sink unit with built-in drawers. Stylish tiling has been applied to the floor and splash-prone areas. A double-glazed window and radiator complete the room.

Rear Garden

A standout feature of this property is the large wraparound garden to the side and rear. It includes a paved patio seating area, a well-maintained lawn, a garden shed, and double gates allowing secure off-road parking from the front of the property.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

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

Ground Floor

