

# Barratt Last

ESTATE AGENTS

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**CHORLEY AVENUE, HODGE HILL, BIRMINGHAM, B34 6DA**  
**£220,000 FREEHOLD**

- Well Presented & Extended Semi-Detached Bungalow
- Extended Fitted Kitchen/Breakfast Room (inc oven & hob)
- Re-Fitted Shower Room
- Block Paved Drive To Fore
- Two Bedrooms
- Conservatory
- Central Heating & Double Glazing
- No On-Going Chain

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Well presented, extended Freehold centrally heated, double glazed Semi-detached Bungalow which must be viewed internally in order to be fully appreciated.

Briefly comprising:-

Block paved driveway providing off-road parking to fore, Fully Enclosed Porch Entrance, Hall, Lounge, Conservatory, Extended, Fitted Kitchen/Breakfast Room including fitted oven and hob, Two Bedrooms, Re-fitted Shower Room and a neat rear garden.

Being offered for sale with No On-Going Chain.

### ALL ON THE GROUND FLOOR

#### Fully Enclosed Porch Entrance

Exterior wall light, UPVC double glazed entrance door.

#### Hallway

#### Lounge

18' 10" x 10' 3"

Laminate floor covering, 'Adam' style fireplace, 'coal effect' fitted gas fire, central heating radiator, sliding double glazed patio door to rear garden.

#### Conservatory

10' 4" x 8' 5"

Laminate floor covering, double glazed window, double glazed door to rear garden.

#### Extended Fitted Kitchen/Breakfast Room

18' 10" x 6' 4"

Matching base and wall units, work surfaces and breakfast bar, single drainer stainless steel sink, 'built-in' oven and hob unit with cylindrical cooker hood air extractor fan above, tiled splashback, two double glazed windows, 'built-in' store cupboard, central heating radiator.

#### Bedroom 1

12' 10" x 9' 5"

Double glazed window, central heating

#### Bedroom 2

11' 0" x 6' 4"

Double glazed window, central heating radiator.

#### Re-Fitted Shower Room

6' 7" x 6' 1"

Fully tiled walls, shower cubicle with glazed screens and shower fitment, pedestal wash hand basin, low flush WC, chrome central heating radiator, double glazed window.

### OUTSIDE

#### Gardens

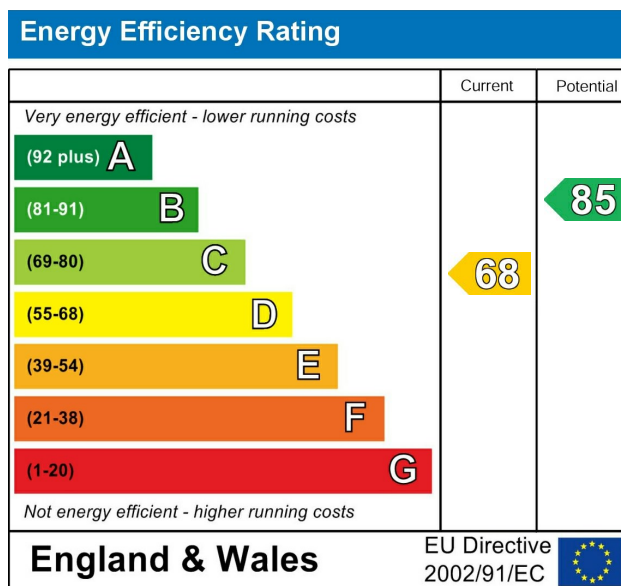
Block paved driveway to fore providing 'off-road' parking facility.

Tradesman rear side entrance to a neat rear garden with patio, lawn, flower and shrub borders, and garden shed.

### ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all interested parties have this information verified by their Legal Representative.

Council Tax - Band C - Birmingham City Council.



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