

**A THREE BEDROOM DETACHED BUNGALOW
ON CORNER PLOT**



**9 WHITEHOUSE PLACE, BEACON HILL
BIRMINGHAM, REDNAL B45 9GB**

- Offering potential and nicely positioned
- Gas central heating and double glazing
- Lounge and kitchen
- 3 bedrooms, main bathroom and ensuite shower to master
- Off road parking, garage and enclosed private rear garden

£425,000 - FREEHOLD

A nicely positioned three bedroomed detached bungalow on corner plot offering scope and potential. Approached via a tarmac drive and fore garden with a variety of shrubs and planting and gated side access to the rear. The cul-de-sac leads off Beacon Hill just a short walk from open countryside and Lickey Hills also with easy access to local facilities in Rubery shopping centre and a short drive to access to the midland motorway network via the M5 at Lydiate Ash.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY with composite entrance door on the side, coving to ceiling, double doors to storage cupboard, central heating radiator, access to loft and doors off to;



LOUNGE 16'3" max 11'11" min x 19'6" double glazed window and patio doors overlooking rear garden, coving to ceiling, 3 central heating radiators, dark wood fire surround with slate effect back and hearth and door to;



KITCHEN 7' 1" x 11' 7" double glazed window overlooking rear garden and composite door on the side, a range of white faced floor, wall and drawer units with quartz effect work surface over and under mount sink, fitted 4 ring gas hob with extractor over and tall unit housing a double oven. Tiling to splash back areas and tiled floor.



BEDROOM 1 12'10" x 10'0" to wardrobe fronts with double glazed window to front, double doors to built in wardrobe, central heating radiator and door to ;

ENSUITE SHOWER ROOM obscure double glazed window to side and being fully tiled with corner shower enclosure, pedestal wash hand basin and low level flush WC. Central heating radiator and extractor fan

BEDROOM 2 9'3" to wardrobe front x 9' 2" with double glazed window to front, double doors to built in wardrobes and central heating radiator.

BEDROOM 3 9' 1" x 7' 8" with double glazed window to the side and central heating radiator.



HOUSE BATHROOM fully tiled spacious bathroom with obscure double glazed to side, white suite comprising roll top bath, pedestal wash hand basin and close coupled WC. Central heating radiator, electric shave point and extractor fan.



OUTSIDE

GARDEN an enclosed and private rear garden having paved patio area, a variety of mature shrubs and plants, fencing to boundaries not overlooked.

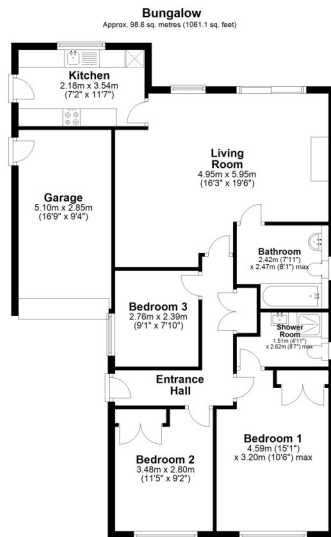


ing to boundaries not overlooked.



and

GARAGE 16'7" x 9'4" over metal door, wall boiler and half glazed



9'4" having up and mounted Worcester door to side.

GENERAL INFORMATION

TENURE We are informed the property is Freehold

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC Rating 'C 70'

COUNCIL TAX BAND E Bromsgrove

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and