

Ventnor Avenue, Ward End Birmingham



# Ventnor Avenue, Ward End Birmingham B36 8ED

# for sale **£425,000**



# **Property Description**

Burchell Edwards are delighted to offer this three bedroom detached bungalow, situated in the Hodge Hill area of Birmingham (B36). The property is situated on a very popular road, close to many local shops, amenities and eateries.

Upon arrival you will discover off-road parking byway-of a large driveway and a side garage. Boasting an entrance porch, large hallway with guest W.C, lounge, breakfast kitchen, conservatory, three double bedrooms and a family bathroom.

If by now you are not enthraled after discovering all of the internal features and attributes this home has to offer, you will also find a private rear garden that has been well maintained.

Additional benefits include radiator central heating and double glazing throughout.

We recommend an early viewing to be essential in order to appreciate the space and accommodation available. Please call at your earliest convenience as we anticipate high viewing interest.

### **Entrance Porch**

Double glazed window to front elevation and wooden floorng.

#### **Entrance Hallway**

Central heating radiator and wooden flooring.

#### **Guest W.C**

Double glazed window to front elevation, W.C, wash hand basin and tiled flooring.

#### Conservatory

19' 1" x 9' 8" (5.82m x 2.95m)

Double glazed windows to all elevations, two central heating radiators, tiled flooring with under floor heating, spotlights and double glazed patio doors to rear elevation.

#### Lounge

17' 5" excluding bay x 11' 11" ( 5.31m excluding bay x 3.63m )

Double glazed bay window to front elevation, wooden flooring and central heating radiator.



# **Bedroom One**

11' 4" excluding bay x 11' 4" ( 3.45m excluding bay x 3.45m )Double glazed bay window to front elevation, wooden flooring and central heating radiator.

# Bedroom Two

18' 3" x 11' 4" (5.56m x 3.45m) Double glazed window to rear elevation, fitted wardrobes, wooden flooring and central heating radiator.

# **Bedroom Three**

5' 3" x 8' 10" (  $1.60m\ x\ 2.69m$  ) Double glazed patio doors to rear elevation, central heating radiator and wooden flooring.

### Kitchen

#### 11' 11" x 10' 7" ( 3.63m x 3.23m )

Door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drianer unit, integrated oven and grill, four ring gas hob with extractor hood, breakfast bar, laminate flooring, tiling to splash prone areas and intgrated dishwasher.

# Bathroom

Double glazed window to rear elevation, bath with shower over, wash hand basin, W.C, heated towel rail, spotlights, tiled flooring and extractor fan.











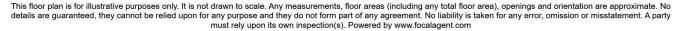






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Burchell Edwards on

#### T 0121 749 7888 E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209393



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.burchelledwards.co.uk| www.rightmove.co.uk | www.zoopla.co.uk