



Ventnor Avenue, Ward End Birmingham

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edwards**



## 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 by-way-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 enthralled 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 flooring.

## 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 drier unit, integrated oven and grill, four ring gas hob with extractor hood, breakfast bar, laminate flooring, tiling to splash prone areas and integrated 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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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