



Heath Way, Birmingham





# Heath Way, Birmingham B34 6LH

for sale offers in excess of  
**£250,000**



## Property Description

Burchell Edwards are delighted to offer this three bedroom detached bungalow, sold with no upward chain, making an ideal purchase for people wishing to downsize or move to accommodation that is all on ground level.

The property in brief comprises an entrance porch, hallway, lounge, dining room, kitchen, utility, porch to the rear, three bedrooms and a shower room. Parking can be found by-way-of a driveway with a dropped kerb and a garage.

Sit amongst many local shops, eateries and amenities, surrounded by great transport links with easy access to the M6/ M42 Motorway and Birmingham airport.

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 windows to front and side elevations and tiled flooring.

## Entrance Hallway

Central heating radiator, carpet and loft access via hatch.

## Rear Porch

Two double glazed windows to side elevations, double glazed patio doors to rear elevation and tiled flooring.

## Dining Room

12' 8" x 6' 8" ( 3.86m x 2.03m )

Double glazed window to rear elevation, door to rear elevation, central heating radiator and tiled flooring.

## Lounge

15' 5" x 12' 4" ( 4.70m x 3.76m )

Double glazed patio doors and window to rear elevation, central heating radiator and carpet.

## Bedroom One

10' 10" x 7' 8" ( 3.30m x 2.34m )

Double glazed bay window to front elevation, laminate flooring, central heating radiator and built in wardrobe.

## Bathroom

Double glazed opaque window to side elevation, W.C, wash hand basin, shower cubicle, central heating radiator and vinyl flooring.

## Kitchen

11' 9" x 5' 9" ( 3.58m x 1.75m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fridge freezer, extractor, tiling to walls and tiled flooring.

## Bedroom Two

9' 8" x 8' 4" ( 2.95m x 2.54m )

Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Three

9' 11" x 7' 8" ( 3.02m x 2.34m )

Double glazed window to side elevation, central heating radiator and carpet.

## Utility

12' 10" x 6' 5" ( 3.91m x 1.96m )

Door to garage, plumbing for washing machine and tiled flooring.

## Rear Garden

Decking area, patio area, outside tap and shrubs.

## Front Garden

Tarmac driveway providing off road parking and access to garage.















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: E**

**Tenure: Freehold**

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