



Chorley Avenue, Birmingham

burchell
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Property Description

Burchell Edwards are delighted to offer this two bedroom semi-detached bungalow, located in the popular area of Hodge Hill, Birmingham (B34). This is a fantastic opportunity for couples, investors or those looking to downsize or move to a 'all one one level' accommodation and will be sold with no upward chain!

The property in brief compromises a lounge, kitchen, lean to, utility, two double bedrooms bedrooms, a modern shower room which features a rain, steam and sauna shower and an enclosed rear garden.

Upon arrival you will discover that there is off road parking accessed by a shared driveway.

Situated in close proximity to public transport links, nearby schools, and local amenities, this bungalow offers convenience and accessibility for everyday living.

With the additional benefits of double glazing and gas central heating where specified, viewings are definitely recommended to appreciate the space and accommodation available.

Entrance Porch

Double glazed door to front elevation and tiled flooring.

Entrance Hallway

Loft access via hatch, central heating radiator and carpet.

Utility Room

8' 10" x 7' 5" (2.69m x 2.26m)

Double glazed door and window to rear elevation, tiled flooring, space and plumbing for washing machine.

Lounge

18' 6" into himney/ wall recess x 10' 4" (5.64m into himney/ wall recess x 3.15m)

Double glazed French sliding doors to rear elevation, central heating radiator, gas fire and carpet.



Bedroom One

13' 3" into bay x 9' 4" (4.04m into bay x 2.84m)
Double glazed bay window to front elevation,
central heating radiator and carpet.

Bedroom Two

10' 8" x 6' 5" (3.25m x 1.96m)
Double glazed window to front elevation,
central heating radiator and carpet.

Kitchen

9' 3" into recess x 5' 5" (2.82m into recess x 1.65m)
Double glazed window to side elevation, a
range of wall and base units with work
surface over incorporating a sink with drainer
unit, integrated oven and grill, four ring gas
hob with extractor hood, tiled flooring, tiling to
splash prone areas and pantry.

Shower Room

Double glazed window to side elevation, W.C,
wash hand basin, steam shower, heated
towel rail, extractor, storage cupboard, central
heating boiler, tiling to walls and tiled flooring.

Lean-To

9' 3" x 9' 5" (2.82m x 2.87m)
Double glazed sliding patio door to rear
elevation and laminate flooring.

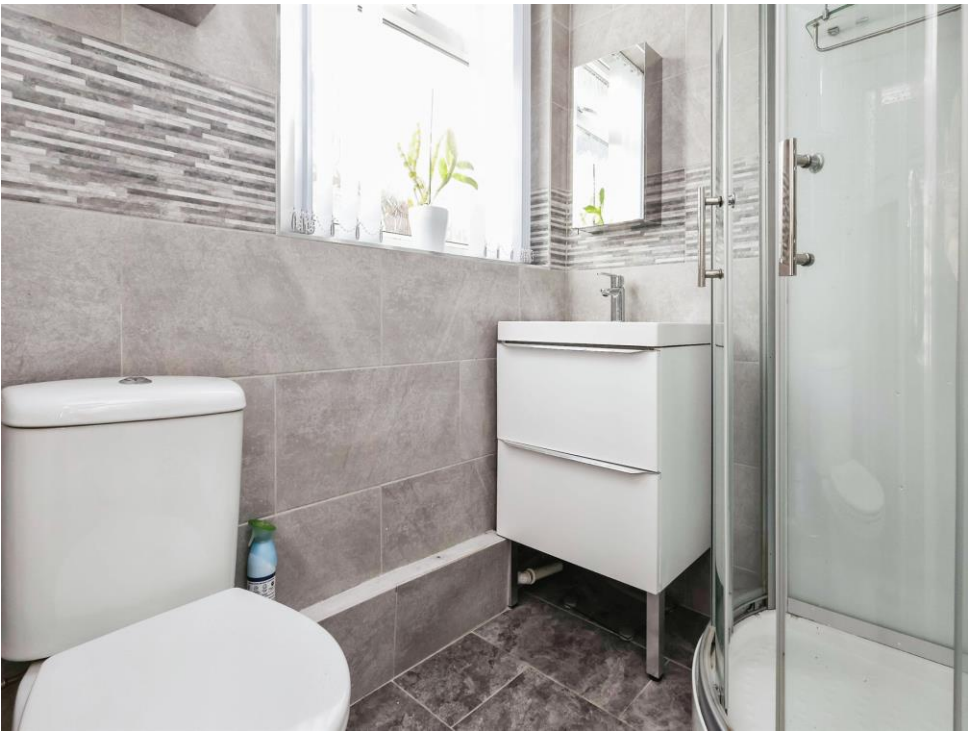
Front Garden

Shared access driveway providing off road
parking.

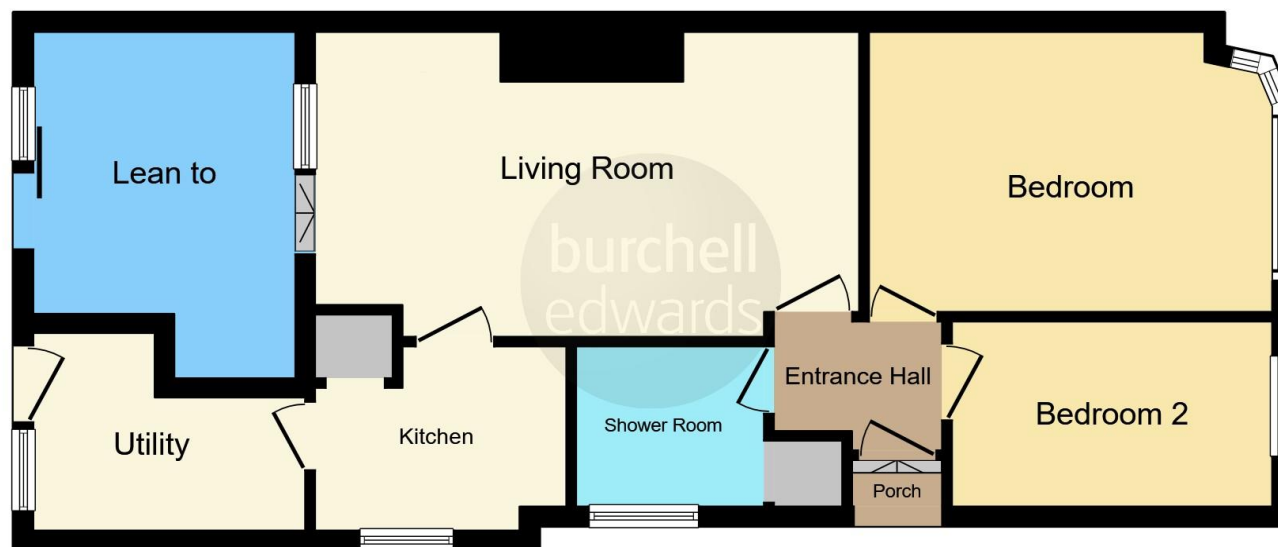
Laid To Lawn

Laid to lawn, patio area, trees, bushes and
outside tap.









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

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210234



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