



Old Bromford Lane, Birmingham

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## Property Description

Burchell Edwards are pleased to offer this spacious detached bungalow in the heart of B8 area.

This well-presented home offers a warm and inviting atmosphere, featuring a spacious lounge, cosy snug, modernized kitchen, light-filled conservatory, two comfortable bedrooms, and a stylish bathroom. Additional conveniences include a dedicated utility room, a boiler room, separate WC and Detached garage

Ideally situated, this bungalow is within a fantastic close community area offering plenty of local amenities and transport access.

## Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations and laminate flooring.

## Entrance Hallway

Double glazed door to side elevation and carpet.

## Study

9' 3" x 12' 2" ( 2.82m x 3.71m )

Double glazed patio doors to garden, central heating radiator and carpet.

## Lounge

16' max x 14' 9" max ( 4.88m max x 4.50m max )

Double glazed patio doors to conservatory, electric fire, central heating radiator and carpet.

## Kitchen

11' 7" x 12' 11" ( 3.53m x 3.94m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven, electric hob, integrated microwave and fridge, tiling to splash prone areas, central heating radiator, laminate flooring and spotlights.

## Utility Room

9' 8" x 8' 9" ( 2.95m x 2.67m )

Double glazed door to side elevation, double glazed window to rear elevation, sink with drainer unit and tiled flooring.

## Conservatory

8' x 8' 10" ( 2.44m x 2.69m )

Double glazed windows to rear and side elevations and laminate flooring.

## Bedroom One

13' 7" x 12' 9" max ( 4.14m x 3.89m max )  
Double glazed window to side elevation,  
central heating radiator and carpet.

## Bedroom Two

11' 11" plus wardrobes x 9' 4" ( 3.63m plus  
wardrobes x 2.84m )  
Double glazed window to side elevation,  
central heating radiator, carpet and fitted  
wardrobes.

## Shower Room

wash hand basin with vanity unit, W.C,  
shower, heated towel rail, extractor and fully  
tiled walls.

## W.C

W.C, wash hand basin and tiled flooring.

## Front Garden

Paved patio, lawned area, pond, summer  
house, outside tap, shrubs and plants.

## Rear Garden

Lawned area, paved patio and access to  
garage.





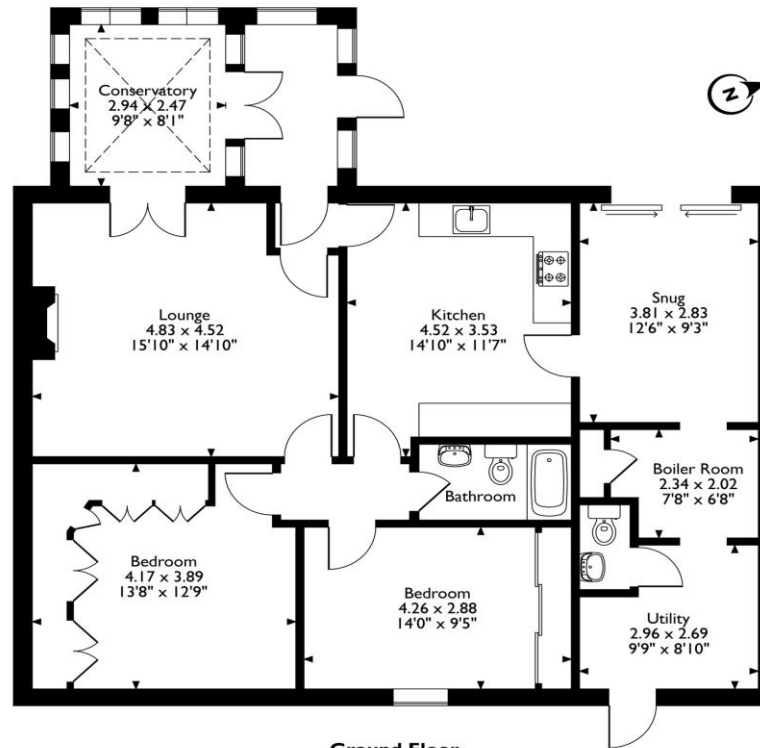








Old Bromford Lane, Birmingham  
Approximate Gross Internal Area  
113 Sq M/1216 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To view this property please contact Burchell Edwards on

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EPC Rating: F Council Tax  
Band: C

Tenure: Freehold

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