



Darley Avenue, Birmingham

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Property Description

Burchell Edwards are delighted to bring to market this two bedroom semi-detached property, located in the popular area of Hodge Hill in Birmingham (B34).

Briefly comprising of an entrance hall, lounge, kitchen diner, conservatory, utility, two bedrooms and a shower room with separate WC. Upon arrival you will discover off-road parking by way of a driveway and to the rear you will also discover a good sized rear garden.

Sat nearby to local shops and amenities, this is a very a popular area and offers easy access to local transport links including the M6 & M42 Motorways.

A viewing is essential in order to appreciate the space and accommodation available.

Entrance Hallway

Stairs to first floor accommodation, central heating radiator and laminate flooring.

Lounge

10' 5" max not into bay x 13' 8" max into recess (3.17m max not into bay x 4.17m max into recess)
Double glazed bay window to front elevation, central heating radiator, carpet and cupboard housing electric meter.

Kitchen/ Diner

12' 6" max x 13' 9" max (3.81m max x 4.19m max)
L shaped room. Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob, electric oven and grill, space and plumbing for dishwasher, tiled flooring, tiling to splash prone areas, central heating radiator and extractor.

Utility Room

13' 8" x 6' 6" (4.17m x 1.98m)
Double glazed door and window to front elevation, water tap for hose, vinyl flooring, space and plumbing for washing machine.

Conservatory

6' 8" x 12' 3" (2.03m x 3.73m)
Double glazed patio doors and window to rear elevation, double glazed window to side elevation, door to side elevation and tiled flooring.

Landing

Loft access, carpet and central heating boiler.

Bedroom One

8' 6" max not into bay x 13' 9" max into recess (2.59m max not into bay x 4.19m max into recess)
Double glazed bay window to front elevation,
central heating radiator and carpet.

Bedroom Two

7' 7" x 9' 11" (2.31m x 3.02m)
Double glazed window to rear elevation,
central heating radiator and carpet.

Shower Room

Double glazed window to rear elevation, wash
hand basin, shower cubicle, heated towel rail,
extractor, spotlights, tiling to walls and floor.

W.C

Double glazed window to side elevation, W.C
and vinyl flooring.

Front Garden

Tarmac driveway providing off road parking.

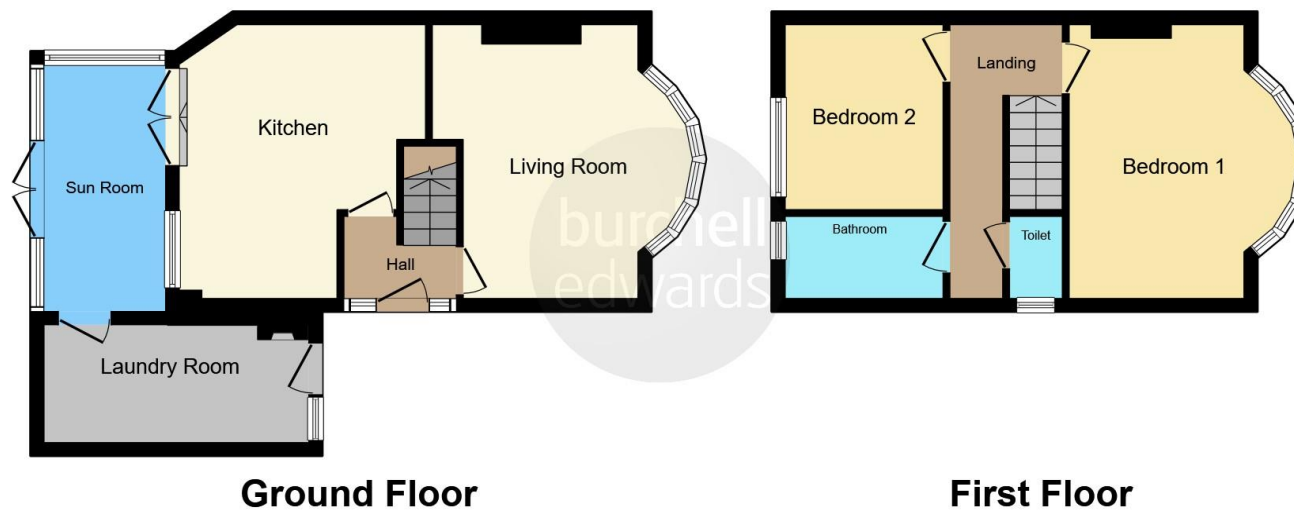
Rear Garden

Mainly patio, decked area, fencing to all
boundaries and storage shed.









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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2-4 Hurst Lane
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: CBW210166 - 0003