



Galloway Avenue, Birmingham







## Property Description

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

This is a fantastic opportunity for individuals, couples and those looking to downsize or move to a property that can offer all amenities on the ground floor and will also be sold with no upward chain!

The property in brief comprises an entrance hall, lounge, fitted kitchen, dining room, two bedrooms, a shower room and an enclosed rear garden. To the first floor you will find a third bedroom with an ensuite.

Upon arrival you will discover that there is off road parking by-way-of a driveway and garage.

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 Hallway

Central heating radiator and carpet.

## Lounge

11' 1" x 15' 1" max into recess ( 3.38m x 4.60m max into recess )

Double glazed sliding patio doors and window to rear elevation, brick fire place, stairs to first floor accommodation, central heating radiator and carpet.

## Dining Room

11' 7" x 6' 6" ( 3.53m x 1.98m )

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

## Kitchen

7' 2" x 15' 2" ( 2.18m x 4.62m )

Doors to front and rear elevations, skylight, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, integrated oven and grill, laminate flooring, central heating radiator, space and plumbing for washing machine.

## Bedroom One

12' 5" x 11' ( 3.78m x 3.35m )

Double glazed bay window to front elevation, two central heating radiators and fitted wardrobes with mirrored sliding doors.

## Bedroom Two

9' 7" x 5' 5" max plus wardrobe ( 2.92m x 1.65m max plus wardrobe )

Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobes with sliding doors.

## Shower Room

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle, heated towel rail, spotlights, tiling to walls and tiled flooring.

## Landing

Double glazed window to rear elevation and carpet.

## Bedroom Three

13' 9" max x 8' ( 4.19m max x 2.44m )

Double glazed window to rear elevation, central heating radiator, storage cupboard, wall mounted storage cupboards, fitted dresser with drawers and door into en-suite.

## En-Suite

Shower cubicle, wash hand basin, W.C, heated towel rail, extractor and tiling to walls.

## Front Garden

Tarmaced driveway providing off road parking.

## Rear Garden

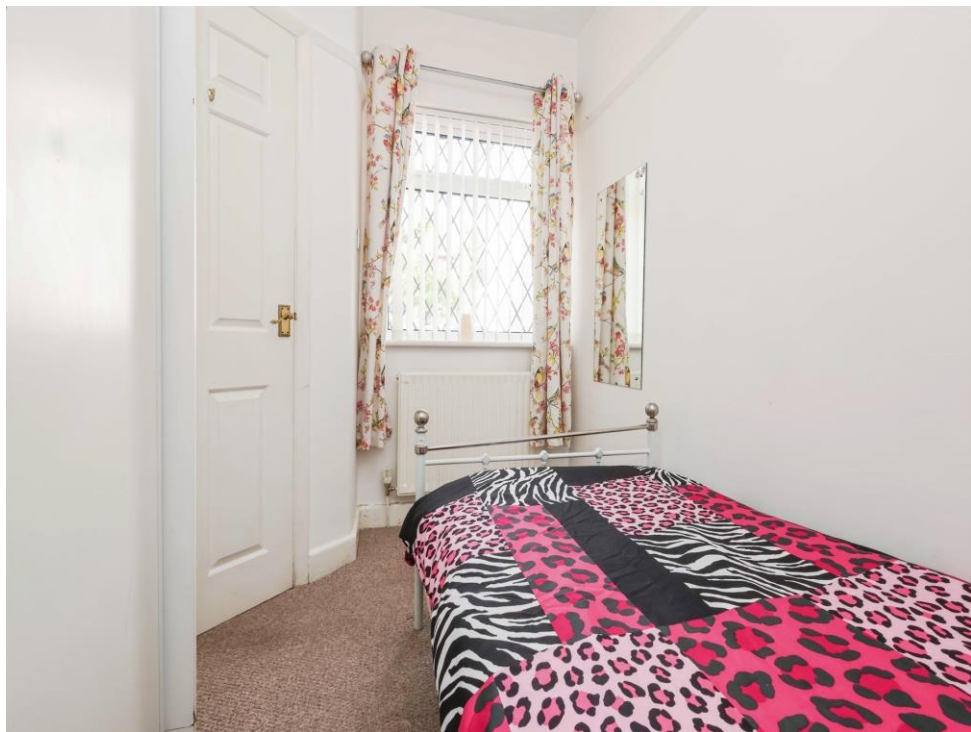
Patio area, lawned area, trees, shrubs, plant beds, outside tap and fencing to all boundaries.

## Garage

Housing central heating boiler.











**Ground Floor**



**First Floor**

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)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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