

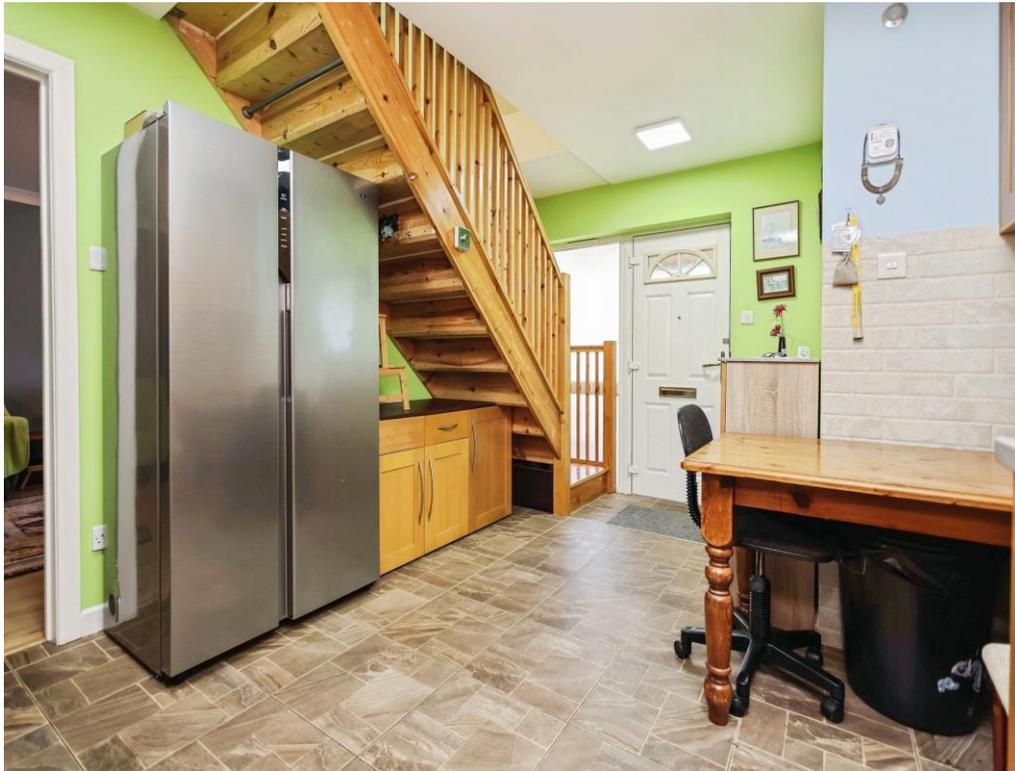


The Hennalls
Birmingham

burchell
edwards

The Hennalls Birmingham B36 8NJ

for sale offers in the region of
£170,000



Property Description

Burchell Edwards are delighted to offer this two bedroom semi-detached property that was originally built as a bungalow.

Extended to create first floor accommodation, the property sits in a cul-de-sac location off Vallian Close and in brief comprises an open plan entrance/ breakfast kitchen, a dual aspect lounge diner, ground floor fitted bathroom and to the first floor two bedrooms.

Sold with no upward chain, upon arrival you will see the property has gardens to both the front and rear elevations and includes a freestanding timber shed and brick-built barbecue. In addition there is also a covered side- store/workshop.

Superb locality offers an easy commute into Birmingham City Centre and is surrounded by a variety of local shops, amenities and school catchments. Additional benefits include gas central heating and double glazing throughout.

Viewings are definitely recommended to appreciate the space and accommodation available.

Approach

Lawn, shrubs and pathway leading to the front door.

Lounge/ Diner

22' 10" x 11' 5" (6.96m x 3.48m)
Double glazed window to front elevation, double glazed patio doors to rear elevation, ceiling light point and laminate flooring.

Bathroom

Obscure double glazed window to rear elevation, low level flush WC, shower cubicle, wash hand basin, bath and ceiling light point.

Kitchen

15' 1" max x 11' 1" max (4.60m max x 3.38m max)
Double glazed window to rear elevation, a range of wall and base units with work surface

over incorporating a sink with drainer, integrated oven, electric hob with extractor over, space and plumbing for a washing machine, ceiling light points and stairs to first floor.

Landing

Velux window, ceiling light point and doors off to:

Bedroom One

12' 6" x 11' 5" (3.81m x 3.48m)
Velux window, ceiling light point and central heating radiator.

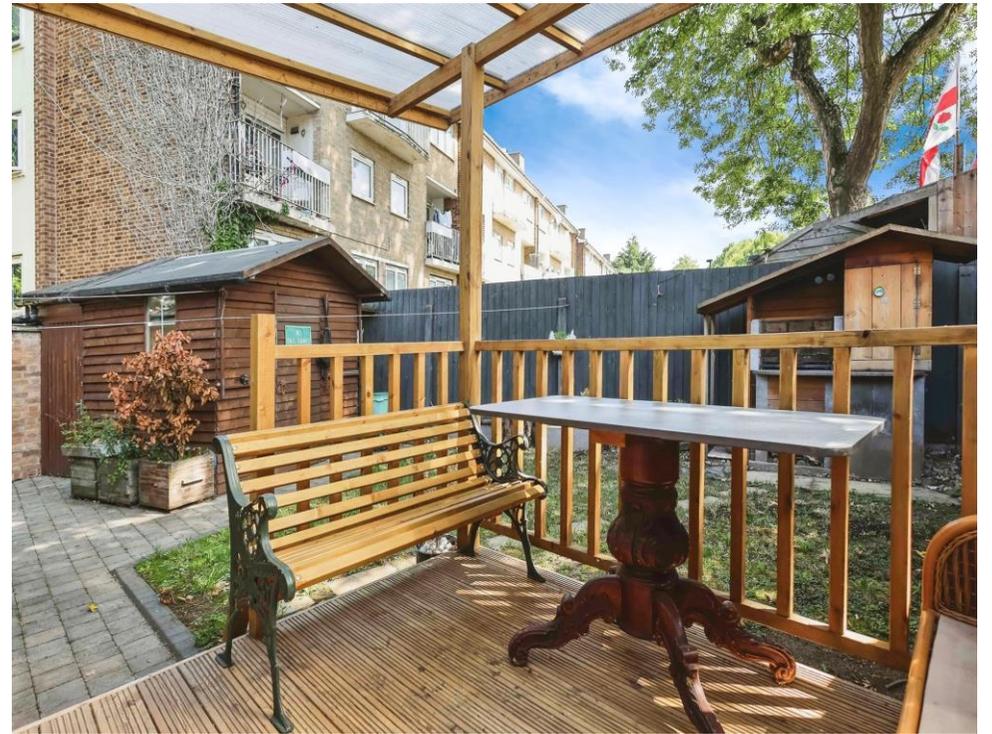
Bedroom Two

12' 6" x 7' 8" (3.81m x 2.34m)
Velux window, ceiling light point and central heating radiator.

Garden

Block paved patio area, lawn, decked area, timber storage shed, brick built BBQ and fence to boundaries.









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
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210135



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