

Horton & Senate



32 Hernefield Road, Birmingham, B34 6PT

£214,950

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- MODERN BATHROOM
- WELL PRESENTED
- FANTASTIC REAR GARDEN!!!
- IDEAL FOR FIRST TIME BUYERS
- POPULAR LOCATION
- KITCHEN DINER

32 Hernefield Road, Birmingham B34 6PT

An ideal home for first time buyers or young families. This well maintained property boasts two double bedrooms, a modern bathroom, kitchen/diner, lounge. off road parking and fantastic rear garden.

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Council Tax Band: B



Description

Approach

Via a driveway leading to the front door. There is side access to the rear garden

Ground Floor

Hall

There is a cupboard, doors leading to the ground floor rooms and stairs to the first floor landing

Lounge

A double glazed window to the front elevation and a set of double doors leading to the kitchen/diner

Kitchen/Diner

This room is ideal for families with a dining area having patio doors leading to the rear garden and an opening onto the kitchen area that boasts a range of wall and floor base units with worksurface over. There is an integrated oven with hob and space for a fridge/freezer.

First Floor

Landing

Doors to the first floor rooms

Bedroom One

A large double bedroom with a bespoke built in wardrobe and double glazed window to the front

Bedroom Two

A double bedroom with built in storage and double glazed window to the rear.

Bathroom

The bathroom has been refitted by the current owner and the suite comprises of a bath with shower over, sink and WC. There is tiling to splash prone areas and a double glazed window to the rear.

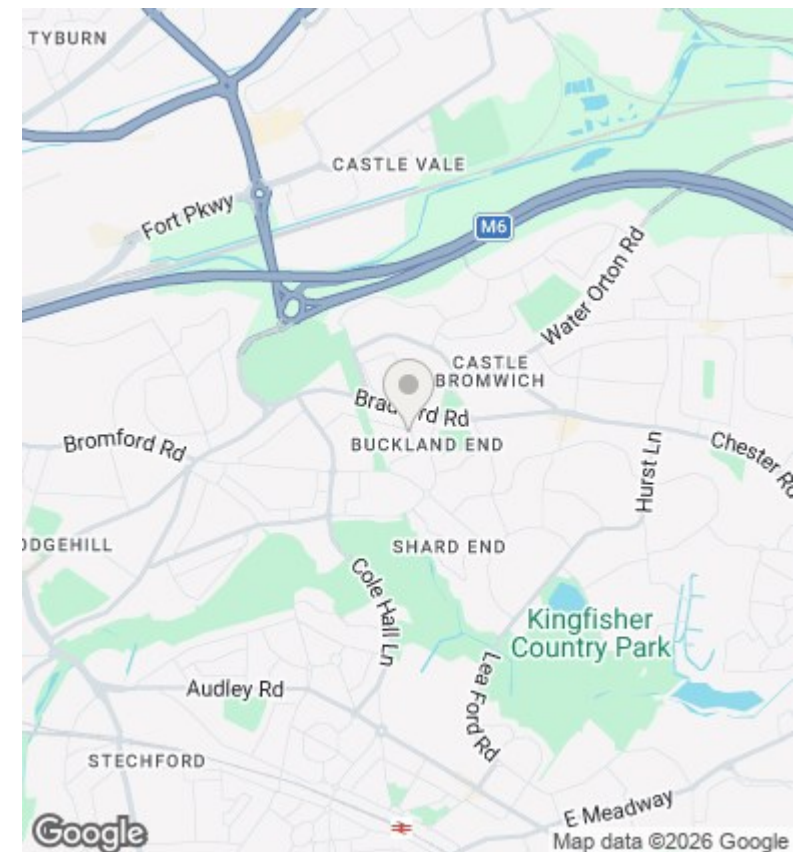
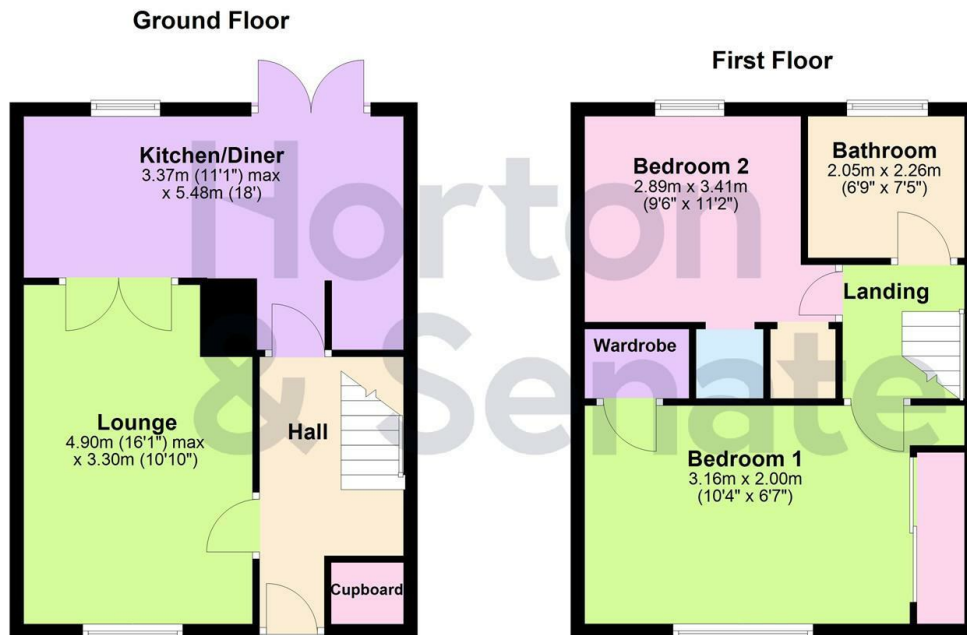
Outside

Rear Garden

WOW the real selling feature for this property is the garden which has been landscaped perfectly for families. Firstly there is a patio area that is ideal for entertaining with a brick built out building, then a stretch of lawn leading to the gated 'play area'. (climbing frames not included in sale)







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		