



26 Hunstanton Avenue, Birmingham

£400,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom bungalow for sale. Situated on the ever popular Hunstanton Avenue in Harborne, the property is offered with no upward chain and boasts spacious living accommodation throughout.

In brief, the property comprises a large lounge, separate dining room, conservatory and fitted kitchen. Further benefiting from a main shower room and convenient guest WC. To the front is a substantial driveway providing parking for multiple cars with an EV charger, along with a single garage. To the rear is a private garden.





Entrance Porch / Hallway

With uPVC door leading to entrance porch, and a second full height glazed door which leads to entrance hallway with solid wooden flooring, ceiling light pendant and gas central heating radiator.

Lounge

Spacious reception room with a generous open-plan layout and wide openings into the adjoining dining area and conservatory, allowing floods of natural light. Compromising of a feature fireplace with a stone-effect surround, solid wooden flooring, ceiling light fitting and gas central heating radiators.

Conservatory

Bright conservatory, featuring a large pitched glass roof with white-framed panels, full height windows and uPVC double glazed sliding door opening directly onto the rear garden. Complete with solid wooden flooring and gas central heating radiator.



Dining Room

Well-proportioned dining room with large double glazed French doors to the rear, providing access to the garden. Finished with solid wooden flooring, ceiling light fitting and gas central heating radiator.





Kitchen

Bright fitted kitchen, featuring a range of wall and base units, laminate worktop and a multi-coloured tiled splashback running across worktop area. Includes integrated electric oven and hob, stainless-steel sink and drainer with a chrome mixer tap. uPVC double-glazed window above the sink provides natural light and door with glazed upper panel to the side elevation provides access to the lean-to.

Lean-to

Practical storage room leading from the kitchen with corrugated-style glazed roof, also acting as a side access through to the rear garden.

Shower Room

Functional shower room with corner walk-in shower with curved glass doors, white pedestal wash basin and low-level WC. The fully-tiled room is completed with a chrome heated towel rail, ceiling spotlights and frosted double-glazed window to the side elevation.

Guest W/C

Convenient, partially-tiled guest toilet, with low-level flush W/C, wall hung hand wash basin, obscure double-glazed window to side elevation and ceiling spotlights.





Master Bedroom

Spacious double bedroom, featuring solid wood flooring, large double glazed window to the front elevation, gas central heating radiator and ceiling light pendant.

Bedroom Two

Further double bedroom, with continued solid wood flooring, double glazed window to front elevation, ceiling light pendants and gas central heating radiator.

Bedroom Three

Final bedroom, currently utilised as an office space, with solid wood flooring, double glazed window to side elevation, ceiling light pendant and gas central heating radiator.



Garden

Private rear garden with large paved patio area and mature shrubs, arranged over several raised levels.



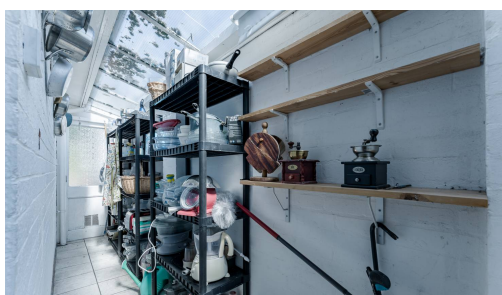
Council Tax band: E

Tenure: Freehold

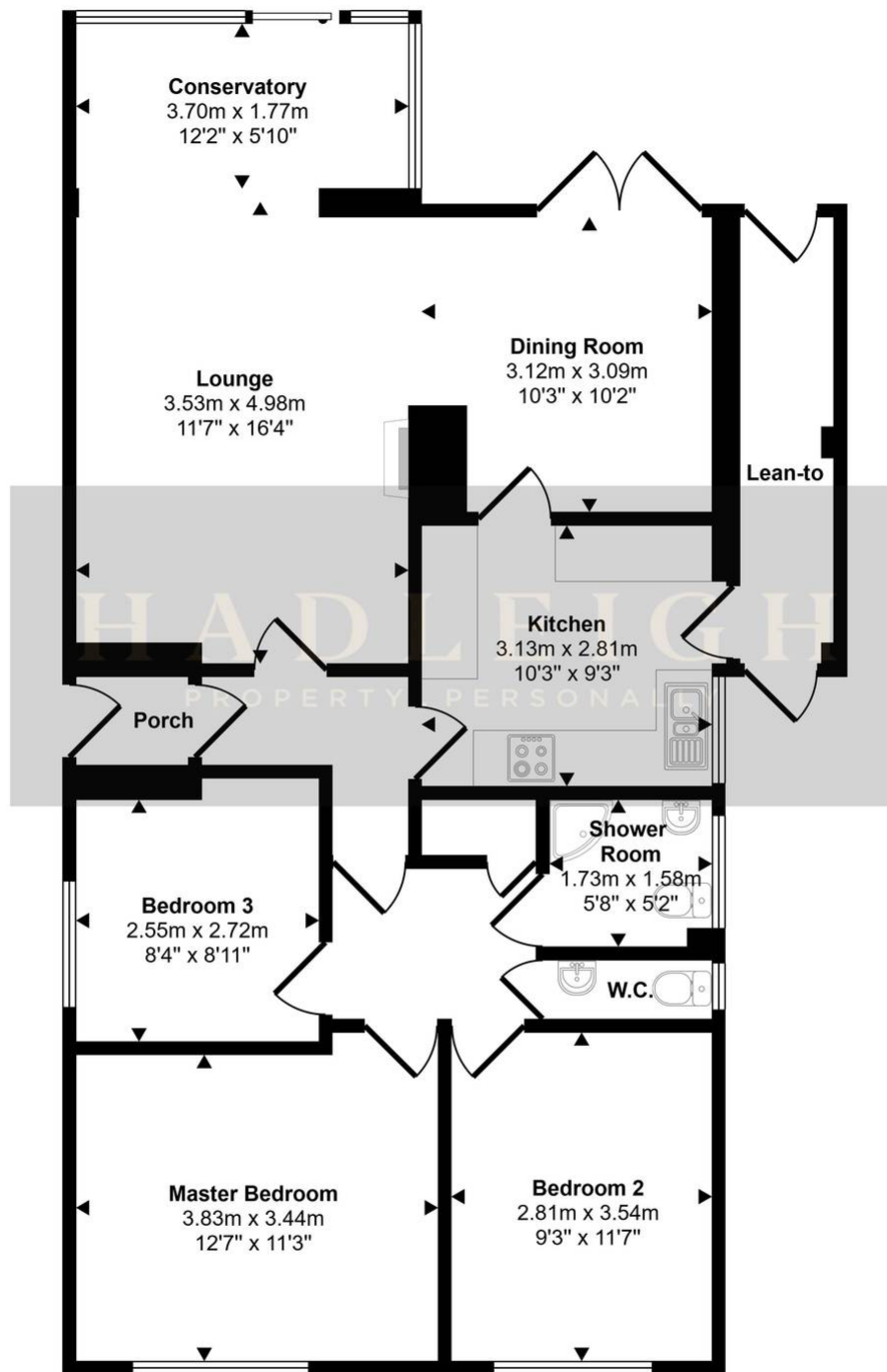
Energy Performance Certificate: TBC



- › Three bedroom bungalow
- › No upward chain
- › Large lounge & dining room
- › Large driveway, EV charger & garage
- › Sought-after location
- › Conservatory & fitted kitchen



Approx Gross Internal Area
100 sq m / 1074 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.