



Chorley Avenue, Birmingham

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Property Description

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

This is a fantastic opportunity for couples, those looking to downsize or move to 'all one level' accommodation.

The property in brief comprises a large porch with storage, lounge/diner, kitchen, utility, two double bedrooms, a modern shower room and an enclosed rear garden.

Upon arrival you will discover that there is off road parking accessed by a private driveway.

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 Porch

Fitted storage with sliding doors and wooden flooring.

Entrance Hallway

Laminate flooring, loft access via hatch and door to utility room.

Lounge/ Diner

Double glazed windows and patio doors to rear elevation, central heating radiator, carpet and electric fire place.

Kitchen

Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, fouring gas hob with extractor, central heating radiator, tiling to splash prone areas, storage pantry, three built in storage cupboards, vinyl flooring.



Shower Room

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

Utility Room

Door to kitchen, vinyl flooring, central heating boiler housed, space and plumbing for washing machine.

Bedroom One

Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Two

Double glazed window to front elevation, central heating radiator and carpet.

Front Garden

Driveway providing off road parking.

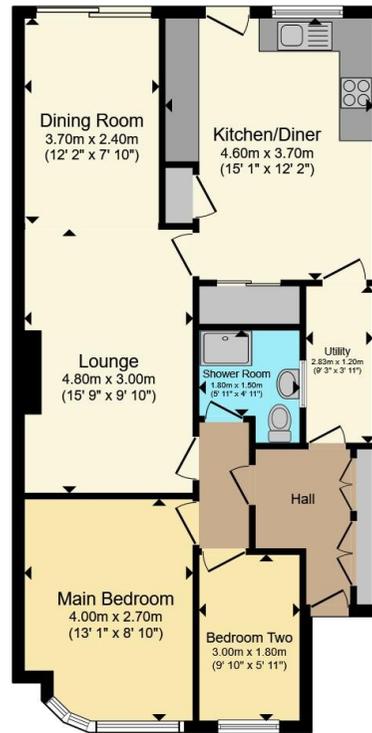
Rear Garden

patio area, planters, summer house with electrics, outside tap, timber storage shed and fencing to all boundaries.









Total floor area 75.2 m² (809 sq.ft.) approx

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.propertybox.io



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: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209524



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