



Moor End Lane, Birmingham

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## Property Description

Situated within a popular and convenient residential location, this well proportioned two bedroom detached bungalow offers spacious single-storey accommodation throughout alongside excellent potential for further improvement and extension subject to relevant permissions. Occupying an impressive plot with a substantial rear garden, the property is offered with no upward chain and would make an ideal purchase for downsizers, investors or buyers seeking long-term potential within a well established area.

The accommodation briefly comprises of a welcoming entrance hallway leading through to a spacious lounge positioned to the front aspect, fitted kitchen overlooking the rear garden, two generously sized double bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and excellent natural light throughout, with the overall layout providing flexibility for buyers looking to modernise and personalise over time.

Externally the property benefits from a generous frontage providing off road parking potential alongside a substantial rear garden extending in excess of 100ft, offering excellent outdoor space rarely found with properties of this type. The property is conveniently positioned close to local shops, amenities, transport links and commuter routes including Erdington High Street, Birmingham City Centre connections and the M6 motorway network.

## Lounge

Spacious lounge positioned to the front aspect having double glazed window to front, central heating radiator and ample space for a range of living room furniture.

## Kitchen

Fitted kitchen comprising of a range of wall and base units with work surface over incorporating sink and drainer unit, space for appliances, double glazed window to rear and door giving access to the rear garden.

## Bedroom One

Generous double bedroom having double glazed window to rear and central heating radiator.

## Bedroom Two

Further well proportioned bedroom having double glazed window and central heating radiator.

## Bathroom

Family bathroom comprising of bath with shower over, wash hand basin, low level WC and obscured double glazed window.











## Floor Plan

Total floor area 58.5 m<sup>2</sup> (630 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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