PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Heathland Avenue, Hodge Hill, Birmingham, B34 6LT
Offers Over £250,000



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** EXTENDED ** MODERN THROUGHOUT ** NO WORK REQUIRED ** THREE BEDROOMS **

If you are looking for a BUNGALOW that requires no work, that you could move straight into and enjoy then this is the one for you. The bungalow offers a DRIVEWAY to the front able to accommodate multiple vehicles, ENCLOSED ENTRANCE PORCH, entrance hallway, lounge with a bay window to the rear, modern fitted kitchen, THREE BEDROOMS, and a MODERN WET ROOM. The extension offers an L-shaped SUN ROOM/UTILITY ROOM which is a great addition to the property. There is also a single side garage, and a private rear garden. Energy Efficiency Rating:- D

Front Garden/Driveway

Block paved driveway with low wall borders to either side providing off road parking for multiple vehicles. Security light, access to the garage area, and a double glazed door allowing access to:-

Entrance Porch

6'11" x 6'5" (2.11m x 1.96m)

Enclosed entrance porch area with double glazed windows to the front and to the side creating a divide between the neighbouring properties entrance porch area. Wall mounted lantern style light, wood effect flooring, radiator, and a double glazed door allowing access to:-

Entrance Hallway

Loft access via the hatch area with the benefit of a pull down ladder leading to the partially boarded attic space. Radiator, wood effect flooring and doors to:-

Lounge

17'6" into bay 14'10" to wall x 11'4" (5.33m into bay 4.52m to wall x 3.45m)

Double glazed angled bay window to the rear, radiator, coving finish to the ceiling area, and grey wooden style flooring. Wooden style fire surround with a stone effect back over hearth. Door to the side into:-

Kitchen

8'2" x 6'8" (2.49m x 2.03m)

Range of modern style wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit with an ornate design mixer tap over. Appliances built in consist of an under unit oven with a four burner gas hob over and an extractor above. Brick design partly tiled walls with a decorative chrome trim, slate effect tiling to the floor area, double glazed window to side into the utility area, and a double glazed door to the rear into the sun room area.

Bedroom One

12'8" into bay 9'10" to wall x 10'10" (3.86m into bay 3.00m to wall x 3.30m)

Double glazed angled bay window to the front, radiator, and a fan light to the ceiling area.

Bedroom Two

8'11" x 7'8" (2.72m x 2.34m)

Double glazed window to the side into the utility area, and a radiator.

Bedroom Three

10'1" x 7'3" (3.07m x 2.21m)

Double glazed window to the front, and a radiator.

Wet Room

7'7" x 5'11" (2.31m x 1.80m)

Walk in wet room with the benefit of a shower area differentiated via the mosaic style tiling to the floor area, floating design corner wash hand basin with a mixer tap over inset to a vanity unit providing storage below and a low flush WC. Marble effect partly tiled walls with a decorative chrome effect finish, further tiling to the floor area, and spotlights inset to the ceiling. Chronme effect ladder style radiator, extractor to the ceiling and a double glazed window to the side into the utility area.

Extended L-Shaped Sun Room/Utility

23'8" x 6'9" + 13'9" x 5'11" (7.21m x 2.06m + 4.19m x 1.80m)

Range of wall mounted and floor standing base units with a work surface over , and a matching breakfast bar area tot he opposite wall. Two radiators, plumbing for a washing machine, and tiling to the floor area. Sky light window to the rear, and two sky light windows to the side, double glazed windows to the side and to either side of the double glazed French doors allowing access to the rear garden area. Internal door to the front leading through to:-

Garage

12'2" x 8' (3.71m x 2.44m)

Single side garage with double doors to the front leading through to the front garden/driveway area. Wall mounted boiler, electric supply, lighting, and a work surface to one side.

OUTSIDE

Rear Garden

Fence perimeters surrounding a private rear garden consisting of a paved patio area extending to a paved pathway divide to the garden laid mainly to lawn with a decorative stone covered patio area to one side behind the metal storage shed (not included) Mature shrubbery flower bed borders around the rear garden area, security light, outside tap and a double electrical socket.









FURTHER INFORMATION

Within the last three and a half years the following work has been done on this property:-
New Boiler
New Windows
Conservatory windows Replaced
New Main Roof
New Sun Room/Utility Room roof changed from Polycarbonate into a solid roof with sky light windows.
Bathroom re-vamped to a Wet Room.

OfCom Mobile

Results for Heathland Avenue

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor
O2 Good outdoor
3 Good outdoor, in-home
Vodafone Good outdoor and variable in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 83%
O2 76%
Three 78%
Voda 79%
Performance scores should be considered as a guide since there can be local variations.

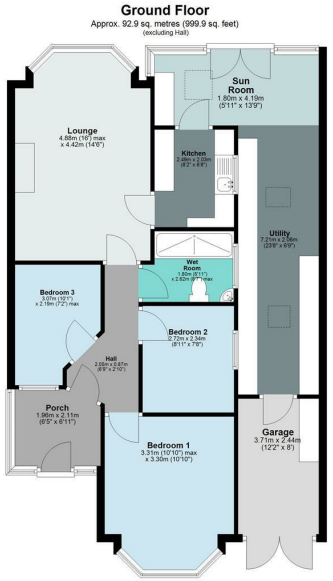
OfCom Broadband

STANDARD - Highest available download speed - 12 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

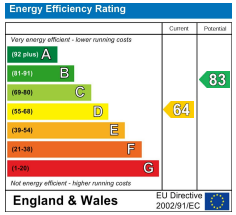
Flood Risk

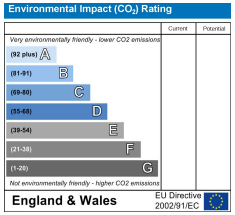
Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low



Total area: approx. 92.9 sq. metres (999.9 sq. feet)





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