



Keable Homes Ltd
Sales & Lettings



- DETACHED BUNGALOW
- TWO BEDROOMS
- CONSERVATORY
- PRIVATE ENCLOSED REAR GARDEN
- CUL-DE-SAC LOCATION
- EXCELLENT COMMUER ROUTES
- VIEWING HIGHLY RECOMMENDED

Arlen Drive, Birmingham, West Midlands, B43 6RA

Offers In Region Of £375,000

KEABLE HOMES are delighted to bring to market, this detached two-bedroom bungalow situated in a cul-de-sac location in a sought-after area. With generously sized rooms, separate office/garden room and conservatory with a privately enclosed rear garden, multiple vehicle parking on the driveway and a separate garage, this is a lovely bungalow with plenty of potential. Viewing is highly recommended.



Property Description

FRONT ASPECT

Situated in a quiet cul-de-sac the property is approached via a multi-vehicle tarmac driveway with an area laid to lawn at the side of the property and shrub border adjacent to the main entrance porch, which is accessed via a uPVC double-glazed door with glazed side panels, allowing for plenty of natural light. Access to the garage is also from the front, via an up-and-over garage door and also side access to the rear of the property.

ENTRANCE PORCH

Constructed part-brick and part uPVC obscure-glazed panels, the entrance porch is accessed via a UPVC double-glazed door and is a good sized, useful space, also giving an additional layer of security before entering the main property via a Wooden, part-glazed doorway. It is neutrally decorated with a light fitting.

ENTRANCE HALLWAY

From the porch, the Hallway comprises neutrally painted walls, a light fitting, radiator and power points and provides access to the lounge/diner, bedroom one, two and the wet room.

BEDROOM ONE

11' 5" x 10' 9" (3.50m x 3.30m) The Master bedroom, situated to the rear of the property comprises a large double-glazed uPVC window, fitted wardrobes to both sides of the room, neutrally decorated walls with coving to the ceiling, ceiling light, wall lights, power points and a large radiator. This is a generously sized room with plenty of storage space and lots of potential.

BEDROOM TWO

10' 11" x 8' 5" (3.33m x 2.58m) The second bedroom, situated to the front of the property, has a large double-glazed uPVC window with a fitted blind. Another excellently sized room with neutrally painted walls, coving to the ceiling, light fitting, power points and a radiator.

WET ROOM

7' 6" x 6' 5" (2.31m x 1.98m) With a uPVC double-glazed obscure window, the wet room comprises a low-level WC, pedestal sink, ceiling light, extractor fan and a wall mounted electric shower. Walls are fully tiled and flooring is Polysafe, installed specifically for wet rooms.





KITCHEN/DINER

15' 8" x 8' 4" (4.80m x 2.56m) Accessed via the Living Room of the property, the kitchen has a uPVC double-glazed window, with a fitted blind, to the front of the property and a uPVC double-glazed door to the side of the property, allowing access to the front and rear. It comprises a range of wall, base and drawer units with contrasting worksurfaces, with stainless steel sink, drainer and mixer tap, integrated cooker, grill, hob and extractor and more than adequate room for additional appliances. Walls are partially tiled and flooring is Vinyl covered. The kitchen is a substantial space with a separate area which provides additional space for a dining table and chairs and a large fridge/freezer.

LOUNGE

21' 10" x 12' 5" (6.67m x 3.80m) Situated in the centre of the property, the Lounge is an extremely generously sized room which gives access to the kitchen, study and conservatory. There is a set of uPVC double-glazed doors giving conservatory access and this is a lovely naturally lit area. Walls are neutrally painted, with coving to the ceiling, ceiling light, power points, a fireplace with integrated fire, radiator and more than adequate space for a media station, large suite and additional furniture.



CONSERVATORY

14' 5" x 5' 6" (4.40m x 1.70m) Situated to the rear of the property and with views over the garden, the Conservatory is a lovely space which is of uPVC double-glazed construction with French Doors leading out to the garden. It has tiled flooring, lighting and power points, making this a useful additional room with a multitude of purposes.

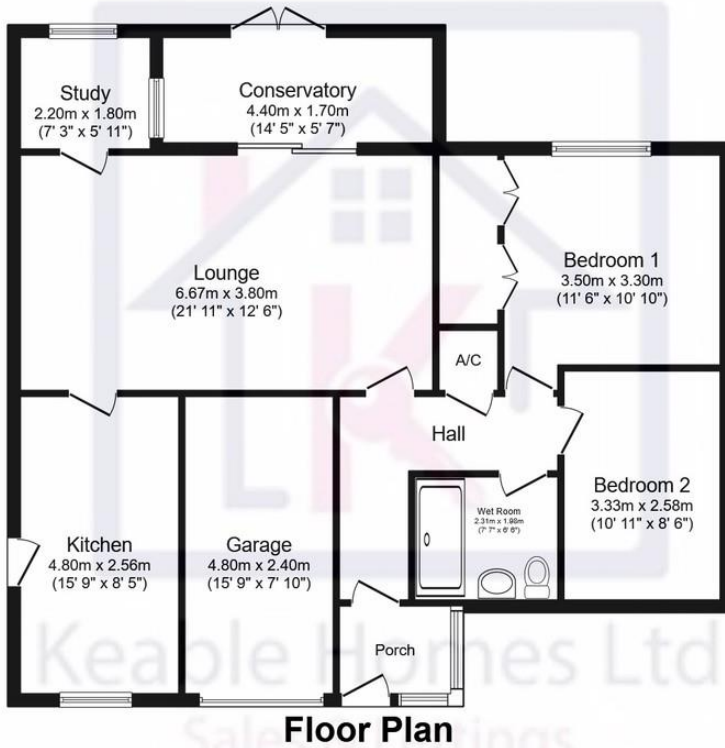


STUDY

7' 2" x 5' 10" (2.20m x 1.80m) With a uPVC double-glazed window and looking out to the rear of the property, this room has been utilised as an Office, however, this could host a multitude of purposes. It has neutrally painted walls, coving to the ceiling, light fitting, power points and a glazed wall to one side, which looks into the adjoining Conservatory.

GARAGE

15' 8" x 8' 4" (4.80m x 2.56m) Accessed via the front of the property, the garage comprises an up-and-over metal door and has power and lighting.



Total floor area 104.5 sq.m. (1,125 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		