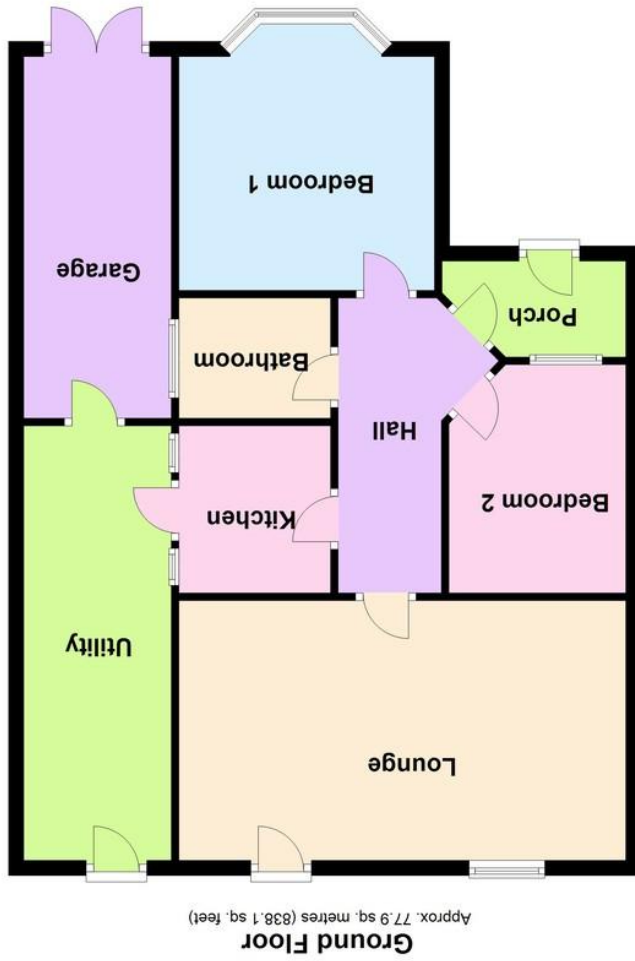


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 77.9 sq. metres (838.1 sq. feet)
 Plan produced using PlanUp.
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- TWO BEDROOMS
- SPACIOUS LOUNGE
- BEDROOM ONE WITH BAY WINDOW
- VELUX WINDOW TO UTILITY
- PORCH
- WELL TENDERED GARDEN



Heathland Avenue, Birmingham, B34 6LR

Offers In Region Of
 £220,000



Property Description

What a wonderful opportunity to acquire this two bedroomed semi detached bungalow in a prime location. The property offers driveway, garage, utility, two bedrooms, bathroom and kitchen as well as room for potential. If you are a first time buyer or looking to downsize this home is for you. Close to local amenities 0.2 mile and good transport links to motorway network. Do not miss out on this home, Call Green and Company to arrange your viewing.

A well presented front lawn with pathway and driveway accessing porch and door into:-

HALL With radiator, loft access and doors to bedrooms one, two, lounge, kitchen and bathroom.

LOUNGE 18' 6" x 11' 3" (5.64m x 3.43m) Is at the rear of the property with door and window overlooking the garden, gas fire with marble effect surround, blinds.

KITCHEN 8' 6" x 7' 4" (2.59m x 2.24m) With vinyl flooring, sink, wall and base units, tiled splashback, door to utility.

UTILITY 19' 11" x 6' 4" (6.07m x 1.93m) With velux window, plumbing for washing machine, door to rear and door to garage.

BATHROOM Has vinyl flooring, radiator, wc, wash basin, shower cubicle which is tiled, electric shower, window to side.

BEDROOM ONE 13' 0" into bay x 11' 11" (3.96m x 3.63m) Situated to the front of the property with bay window and radiator.

BEDROOM TWO 9' 10" x 7' 4" (3m x 2.24m) Window to front and radiator.

GARAGE 15' 3" x 6' 11" (4.65m x 2.11m) With double and single door to front, Velux window, outside tap and paved flooring. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Well tendered with lawn, paved area and flower borders.



Council Tax Band C - Birmingham City Council

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast. Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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