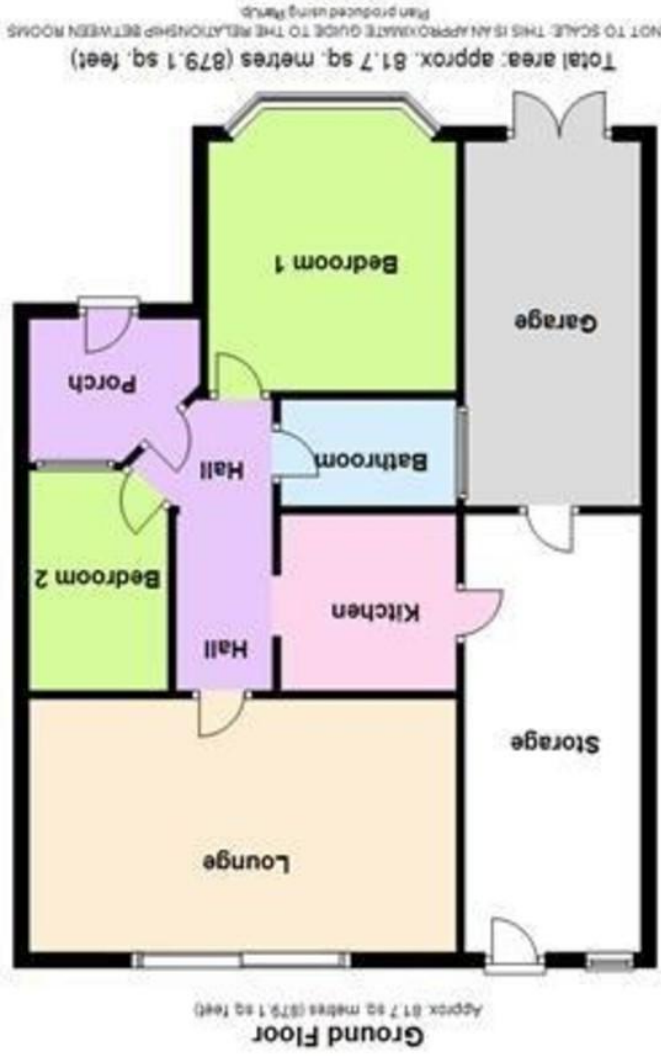
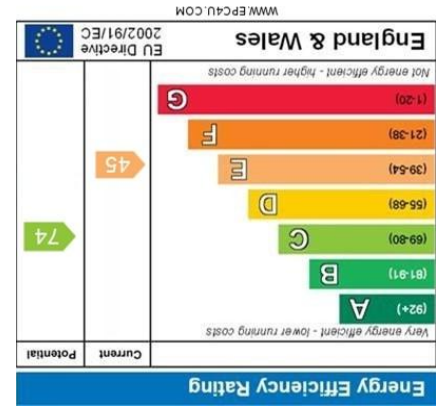


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- TWO BEDROOMS
- SPACIOUS LOUNGE
- BEDROOM ONE WITH BAY WINDOW
- SIDE UTILITY/STORE
- PORCH
- WELL TENDERED GARDEN

Heathland Avenue, Hodge Hill, Birmingham, B34 6LR

Offers over £210,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

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, spacious lounge. 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 generous tarmac driveway accessing porch with light and door into:-

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

**LOUNGE** 18' 6" x 11' (5.64m x 3.35m) Is at the rear of the property with patio door overlooking the garden, feature fire with marble effect surround and radiator.

**KITCHEN** 7' 8" x 7' 4" (2.34m x 2.24m) With carpet flooring, sink, wall and base units, tiled splashback, integrated oven, door to utility/store area.

**UTILITY** 19' 1" x 7' 8" (5.82m x 2.34m) Tiled flooring, electric meter, boiler, door to rear and door to garage.

**BATHROOM** Has tiled floor, heated towel rail, vanity unit and sink, WC, bath, electric shower, window to side, spotlights, laminated ceiling and mirror cabinet.

**BEDROOM ONE** 13 into bay x 10' 11" (3.96m x 3.33m) Situated to the front of the property with bay window, fitted wardrobe and radiator.

**BEDROOM TWO** 9' 10" x 5' 4" to wardrobe (3m x 1.63m) Having window to front and radiator with fitted wardrobe.



**GARAGE** 15' 10" x 7' 8" (4.83m x 2.34m) With double door to front and paved flooring. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** Is well tended with lawn, dwarf wall, paved area and flower borders with palm tree.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

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

Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20Mbps.

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

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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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

