



622 Church Road, Birmingham, West Midlands, B33 8HB

3 Bed Bungalow

Offers Over £300,000

📍 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1



- 3 Double Bedroom Bungalow
- Fully Double Glazed
- Gas Central heating
- Off road parking for 5 cars
- Extended Garage/storage

- Large lounge
- Potential for Dormer room
- Large rear garden
- Close to local shops
- Close to bus and rail links



*****MUST BE SEEN***** GLENHELEN, A family built home dating back to 1927. This THREE bedroom bungalow with bags of character is in superb condition and offers tonnes of potential. A large front drive for 5 cars (could be made bigger) A large welcoming open porch with UPVC front door leading to the hallway, all three bedrooms and the bathroom with access to the high pitched loft for a POTENTIAL DORMER ROOM. A large lounge with inglenook featured fire place and large bay window over looking the spectacular rear garden. A fully fitted kitchen, separate w.c. enormous garage/storage room which runs the full length of the property then leads to a further UTILITY room and access to 'THAT GARDEN'

*****MUST BE SEEN*****

Approach



GLENHELEN, A superb bungalow set back behind a privet hedge, manicured lawn with mature shrubs and block paved driveway for 5 cars. The property is accessed via a large arched entrance porch.

Entrance Hall



UPVC front door leading to all bedrooms, bathroom and lounge.

Lounge



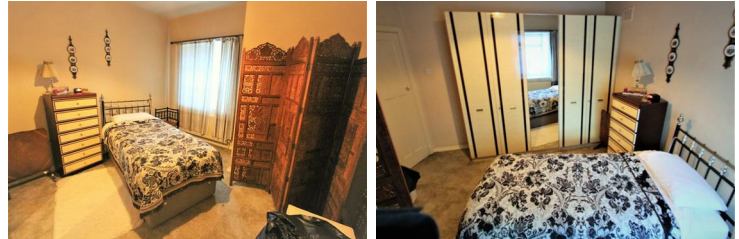
A large lounge with inglenook fireplace and large double glazed bow window over looking the rear garden.

Kitchen



A dated but well maintained fully fitted kitchen with matching wall and base units.

Bedroom One



A large double bedroom with built in wardrobes, double glazed window over looking the front of the property.

Bedroom Two



A large double bedroom with built in wardrobes, double glazed window over looking the front of the property.

Bedroom Three



A smaller double bedroom with double glazed window over looking the side of the property.

Bathroom



With sunken bath and matching avocado sink.

W.C.

Accessed via the kitchen side entrance.

Garage/storage room



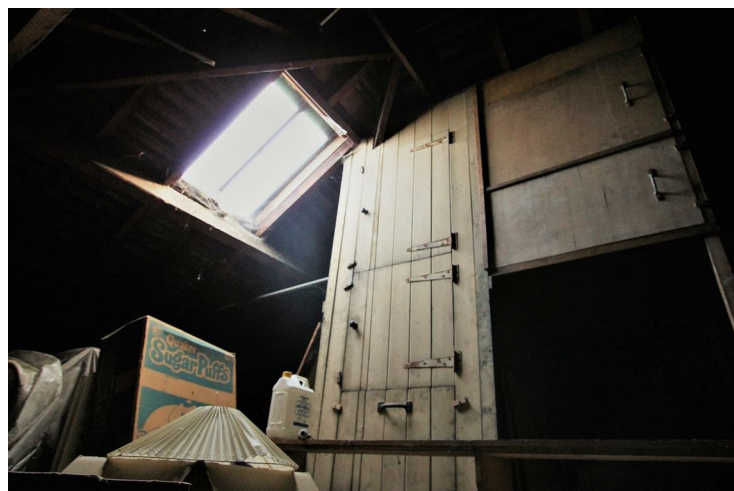
Accessed via the front with a one third hinged garage door, it spans the length of the property giving 32 feet 'in length' of storage space

Utility



Housing : washing machine, tumble dryer, worcester boiler and sink over looking the rear terrace.

Loft Space



With high peak and window with potential for a dormer room.

Rear Garden



WOW, a real highlight of the property with so many variations, a terraced area to the fore with steps down to well kept lawn with mature trees and shrubs, an over hanging apple tree, a stone built garden arch leading to further lawned area, storage sheds and it's very own 'Eden project' greenhouse.

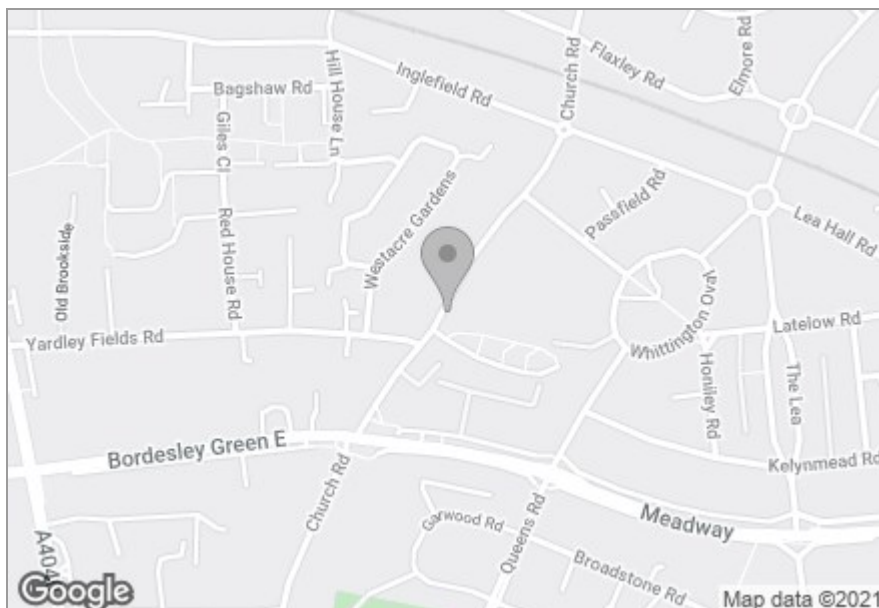
Church Road

Ground Floor

Approx. 121.2 sq. metres (1304.1 sq. feet)



Total area: approx. 121.2 sq. metres (1304.1 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	