



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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29 Chorley Avenue, Castle Bromwich, Birmingham B34 6DA Reduced to £220,000

REDUCED ... NO CHAIN

A freehold, two bedroom semi detached bungalow, 1 reception room, conservatory, kitchen and utility area with UPVC double glazed windows and gas central heating.

Off road parking space to the front.



Chorley Avenue is located just off Darley Avenue, which in turn is accessed off Heath Way leading from the main Coleshill Road Hodge Hill.

The bungalow is set well back from the roadway behind a paved foregarden, with full length vehicular driveway approach. The bungalow is of traditional single storey brick construction and is surmounted by a replacement pitched tile roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

Porch Entrance

UPVC double glazed door.

Hallway

Lounge (Rear)

15'11 x 10'5 (4.85m x 3.18m)

Door leading from hallway to lounge. With twin panelled central heating radiator, gas fire with surround, Upvc patio doors to conservatory

Doorway leading to kitchen

Conservatory (Rear)

9'6 x 9'9 (2.90m x 2.97m)

UPVC double glazed patio doors leading to rear garden.

Kitchen (Rear)

5'4" x 8'0" (1.63m x 2.44m)

Gas fitted hob and electric fan assisted oven, 3 single wall cupboard's, 4 single base units and a 4 drawer unit all with rounded edge work surface above. Larder cupboard, double stainless sink with drainer.

Door to Utility room

Utility

4'4x8'8 (1.32mx2.64m)

Plumbing for automatic washing machine. UPVC door and window.

Bedroom 1 (Front)

13'1 x 9'5 (3.99m x 2.87m)

Fitted wardrobes with bonnet cupboards above, Upvc double glazed window, twin panel central heating radiator.

Bedroom 2 (Front)

11'3x6'5 (3.43mx1.96m)

Upvc window, single panel central heating radiator, fitted wardrobe with bonnet cupboards above.

Bathroom

6'3x5'5 (1.91mx1.65m)

Thermostatically controlled shower cubicle with built in sauna/steamer/radio and light. Low flush w.c. vanity wash hand basin with drawers below. Tall towel rail and Upvc window.

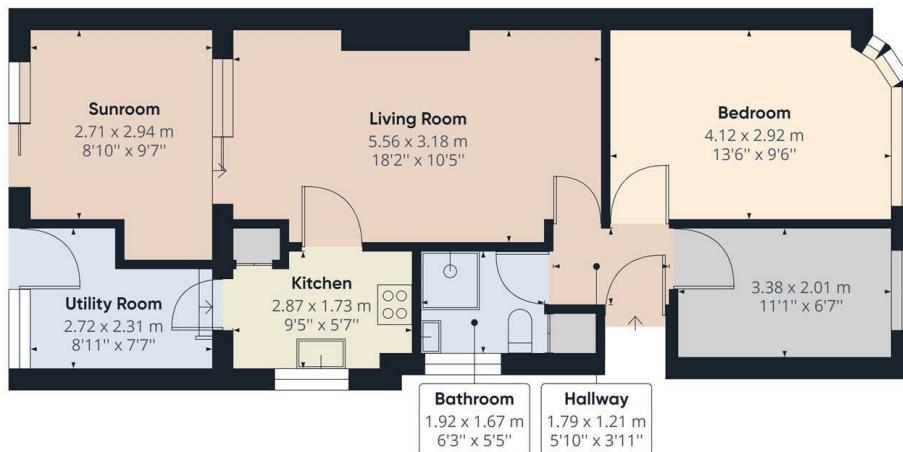
Rear Garden

Paved patio with lawned rear garden and mature borders. Garden store.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,607.34 Year 2022/23.



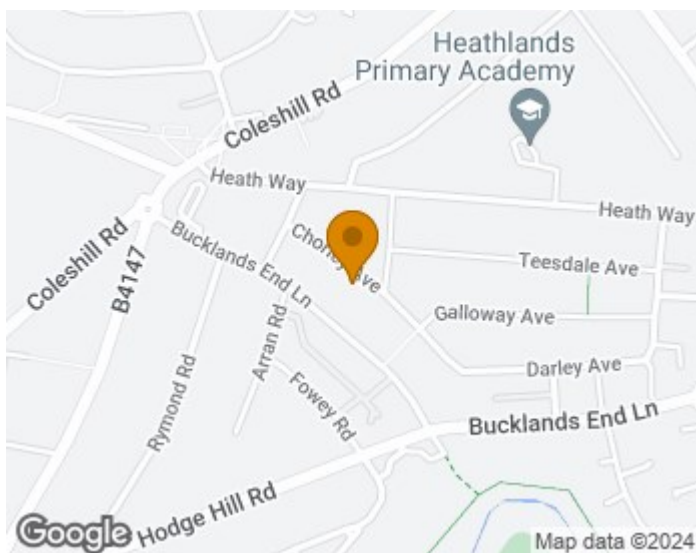


Approximate total area⁽¹⁾
672.22 ft²
62.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.

