



- Well presented detached bungalow
- Popular and established residential location
- Tarmac driveway providing off road parking
- Spacious lounge
- Fitted kitchen
- Two bedrooms with built in storage
- Shower Room
- Low maintenance rear garden
- Garage providing secure parking or additional storage
- No chain



**HURSTWOOD ROAD, BIRMINGHAM, B23 5BY - £235,000**

Occupying a pleasant position within a popular residential area, this well maintained two bedroom detached bungalow offers comfortable, single storey living ideal for downsizers, retirees or buyers seeking a manageable and convenient home and being sold with no chain. The property is well placed for access to local amenities, transport links and everyday facilities.

The accommodation briefly comprises a welcoming hall, fitted kitchen, generous lounge, two bedrooms and shower room. Externally, the bungalow benefits from a low maintenance rear garden, garage and off-road parking, providing a practical and appealing property. Council Tax Band C.

Accessed via a tarmac driveway and fore garden with decorative stones and established shrubbery, leading to:

**HALL:** Composite front entrance door with obscure glazed panels to centre, radiator, laminate flooring and doors leading to:

**KITCHEN:** 9'04" x 7'05" PVC double glazed window to front. Fitted with a stainless steel sink and drainer set within roll top work surfaces, with a range of matching base and wall units and drawers. Tiled splashbacks, space for fridge freezer, washing machine and cooker. Laminate flooring and door to a useful storage cupboard.

**LOUNGE:** 15'11" x 10'01" A well proportioned living room with a PVC double-glazed bow window to front, radiator and feature fireplace with electric coal effect fire. Ample space for freestanding lounge furniture.

**BEDROOM ONE:** 11'07" x 8'10" PVC double glazed window to rear, radiator and built in wardrobes.

**BEDROOM TWO:** 8'02" x 7'06" PVC double glazed French doors opening to the rear garden, radiator and built in storage cupboard.

**BATHROOM:** Obscure PVC double glazed window to side. Contemporary white suite comprising an enclosed corner shower, low flushing WC and hand wash basin set within a vanity unit. Tiled surrounds, laminate flooring and chrome effect ladder style radiator.

**GARDEN:** A low maintenance rear garden featuring a paved patio area leading to a lawn with shrubs and bushes to the side and rear. Provides access to the side of the property and to the garage.

**GARAGE:** Situated to the side/rear of the property, providing secure parking or additional storage. Please check the suitability of this garage for your own vehicle.



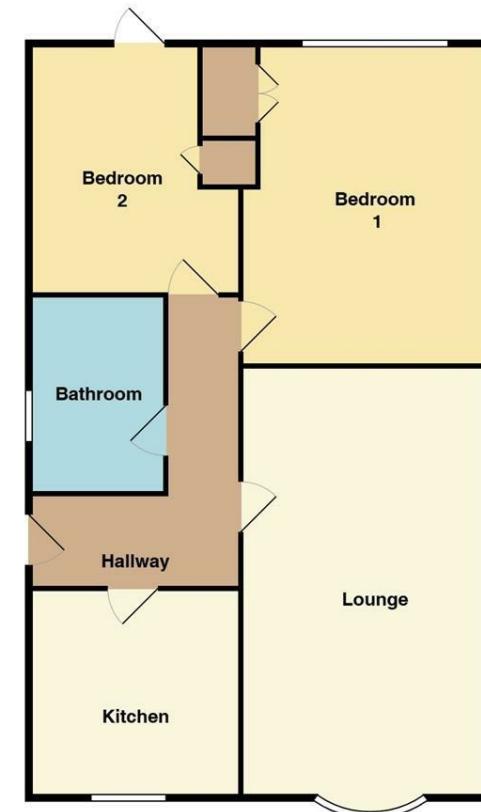
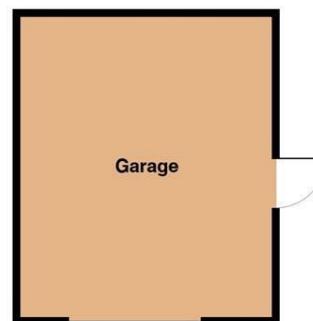
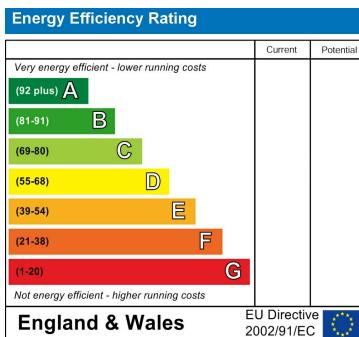
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 321 2101



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.