

34 Collins Close, Birmingham, B32 1BN



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**Hicks Hadley**

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**\*\*GREAT OPTION FOR FIRST TIME BUYERS\*\***

A superbly presented modern two bedroom semi-detached property in this most popular of cul-de-sac locations; suitable for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall, spacious lounge/diner, refitted kitchen, conservatory, two double bedrooms and shower room to first floor. The property further benefits from: private rear garden, useful block paved frontage, garage to the rear of the property and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. EPC: C

**Hicks Hadley**

**Offers In The Region Of £230,000 - Freehold**



#### Porch

With obscured double glazed front door, double glazing to front and side elevation and obscured double glazed door into:

#### Entrance Hall

With central heating radiator, storage cupboard, stairs to first floor and door into:

**Open Plan Living Area 22'1" x 15'1" (max)  
(6.755 x 4.618 (max))**

To include:

**Spacious Lounge 15'1" x 13'5" (max) (4.615 x 4.108 (max))**

Having central heating radiator, open under stairs storage area, double glazed bow window to front elevation and open access into:

**Dining Room 12'0" x 7'11" (3.682 x 2.414)**

With central heating radiator, double glazed door into conservatory and door into:

**Refitted Kitchen 11'9" x 6'10" (3.595 x 2.086)**

Having matching wall and base units with quartz worktops over to incorporate single drainer sink unit, integrated features to include: double oven, microwave, fridge, freezer and washing machine, spotlights, splash back tiling and double glazed windows to rear elevation.

**Impressive Conservatory 13'1" x 7'7" (4.003 x 2.334)**

With electric heater, double glazing to side and rear elevation and double glazed French doors into garden.

#### Landing

With storage cupboard, obscured double glazed window to side elevation and doors into:

**Bedroom One 13'3" x 11'10" (max) (4.054 x 3.624 (max))**

With integrated wardrobes, central heating radiator and double glazed window to front elevation.

**Bedroom Two 12'10" x 8'7" (3.92 x 2.64)**

With central heating radiator and double glazed window to rear elevation.

**Shower Room 7'6" x 5'10" (2.29 x 1.8)**

With shower cubicle, vanity wash hand basin, low flush wc, central heating radiator, spotlights, part ceramic tiling and obscured double glazed window to rear elevation.



#### Garage

Located at the rear of the property with an up and over door.

#### Outside

Front: With useful block paved frontage.

Rear: With paved patio leading via central pathway with lawn on either side to a further paved patio area and fenced off play area with artificial turf.

#### Agents Note

COUNCIL TAX BAND: B

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: TBA

All main services are connected: gas, electric and water.

Broadband/mobile coverage- please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

