

34 Collins Close, Birmingham, B32 1BN



34 Collins Close, Birmingham



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****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

Offers In The Region Of £230,000 - Freehold

Hicks Hadley



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)

