

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ashville Avenue, Hodge Hill, Birmingham, West Midlands, B34 6NA

Offers Over £300,000



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***** EXTENDED *** FOUR BEDROOMS *** THROUGH LOUNGE *** EN-SUITE *****

GREAT SIZE FAMILY HOME which has been extended to the side and to the rear creating a lovely family home. This SEMI-DETACHED property consists of a DRIVEWAY to the front, open canopied entrance porch area, entrance hallway, THROUGH LOUNGE, EXTENDED KITCHEN, UTILITY ROOM and a storage area to the front. The rear garden also houses a timber construction SUMMERHOUSE. To the first floor there is an EXTENDED landing area which leads to a master bedroom with EN-SUITE SHOWER ROOM, a further three bedrooms making a grand total of FOUR BEDROOMS and the family bathroom. Energy Efficiency Rating:- E

Front Garden/Driveway

Low wall border to the front and open borders to either side of a block paved driveway creating off road parking for approximately two vehicles. Steps leading to:-

Entrance Porch

Canopied entrance porch with a pitched roof providing shelter from the elements, wall mounted lantern style light and a double glazed door into:-

Entrance Hallway

Stairs rising to the first floor landing with a storage cupboard below, double glazed windows either side of the entrance door and a radiator. Decorative coving finish to the ceiling, wood effect flooring and doors to:-

Through Lounge

28'2" x 10'7" (8.59m x 3.23m)

Double glazed bay window to the front, double glazed French doors to the rear with matching height windows either side, allowing access to the rear garden. Two radiators and decorative coving finish to the ceiling.

Extended Kitchen

13'10" (max) 8'1" (min) x 12'10" (4.22m (max) 2.46m (min) x 3.91m)

Range of white high gloss effect wall mounted and floor standing base units with further display units and open corner shelving units. Roll edge work surface incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Breakfast bar area, black high gloss effect splash back to the cooker area and a matching extractor over. Appliances built in consist of a larder style fridge and an under unit dishwasher. Partly tiled walls, tile effect flooring, radiator and decorative coving finish to the ceiling. Pantry area with matching unit access doors, double glazed window to the rear, double glazed door to the rear allowing access to the rear garden area and an internal door allowing access to:-
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Utility Room

6'7" x 5'10" (2.01m x 1.78m)

Wall mounted units with a roll effect work surface below creating space for white goods, plumbing for a washing machine, wall mounted boiler, Extractor fan, Electric supply and lighting. Door to the front into the storage area and a further door allowing access to:-

Downstairs Guest Cloakroom

Suite comprising of a low flush w.c. and a wall mounted wash hand basin, Extractor fan and tile effect flooring.

Storage Area

Double doors to the front, personal door to the rear allowing access to the utility room, light and outside tap.

FIRST FLOOR

Landing

Loft access via the hatch area and decorative coving to the ceiling area. Doors to:-



Bedroom One

13'7" x 9'9" (4.14m x 2.97m)

Two double glazed windows to the front, radiator and decorative coving finish to the ceiling. Fitted bedroom units consisting of three double wardrobes and a triple wardrobe, storage cupboard creating a dressing table area above. Matching wardrobe door allowing access to:-

Ensuite Shower Room

Suite comprising of a shower cubicle, low flush w.c. and a wash hand basin inset to a vanity unit providing storage below. Tile effect walls, panelling to ceiling with spotlights inset extractor fan, ladder style radiator, mirror effect wall cabinet and decorative coving finish to the ceiling

Bedroom Two

15'1" x 9'11" (4.60m x 3.02m)

Double glazed bay window to the front, radiator, and decorative coving finish to the ceiling.

Bedroom Three

12'1" 9'11" (3.68m 3.02m)

Double glazed window to the rear, radiator, and decorative coving finish to the ceiling.

Bedroom Four

14'5" x 5'11" (4.39m x 1.80m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling.

Bathroom

6'10" x 5'6" (2.08m x 1.68m)

Suite comprising of a P-shaped panelled bath with a mixer tap shower over and a shower screen to the side, low flush w.c. and a pedestal wash hand basin. Partly tiled walls, wood effect flooring, panelling to the ceiling, ladder style radiator and a double glazed window to the rear.

OUTSIDE

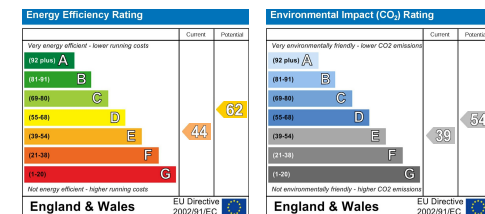
Rear Garden

Paved patio area leading to a raised garden laid mainly to lawn with mature shrubbery and flower bed borders. Fence and privet perimeters, further paved patio area and single glazed French doors giving access to:-

Summer House

13'5" x 8'10" (4.09m x 2.69m)

Timber construction with a single glazed window to the side and three to the front. Single glazed French doors to the front for access and wood effect flooring.



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