

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Madison Avenue, Hodge Hill, Birmingham, B36 8EG

Offers Over £400,000



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**** LARGER STYLE FAMILY HOME ** TWO/THREE RECEPTIONS ** FOUR/FIVE BEDROOMS ** EXTENDED ****

This traditional semi-detached property is situated on "THE AVENUES" in Hodge Hill and has been extended to create a great size FAMILY HOME. The property has a driveway to the front for multiple vehicles, enclosed entrance porch, entrance hallway, cloakroom, DOWNSTAIRS WC, front reception room, rear EXTENDED reception room and an EXTENDED kitchen/dining room creating a third reception room area. The original garage has been divided to create a store room and a study which is currently used as a fifth bedroom. To the first floor there are the original three bedrooms (two doubles and a single) and a refitted modern family bathroom. To the second floor there is a further bedroom within the dormer loft space. The property also benefits from a rear garden area. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Block paved driveway providing off road parking for multiple vehicles, flower bed to one front corner extending to one side. Double glazed door allowing access to:-

Entrance Porch

12'4" x 2'10" (3.66m'1.23m" x 0.61m'3.05m")

Enclosed entrance porch with double glazed windows to the front and to the side, decorative circular design leaded window to the rear into the cloakroom area, wood effect flooring, wall mounted lantern style light. Double glazed window to the rear and a further double glazed door also to the rear allowing access to:-

Entrance Hallway

12'3" x 7'3" (3.66m'0.91m" x 2.13m'0.91m")

Stairs rising to the first floor landing area with a storage cupboard below, radiator, wood effect flooring and doors to:-

Cloakroom

4'5" x 3'4" (1.22m'1.52m" x 0.91m'1.22m")

Decorative circular design leaded window to the front, shelving, utility meters and coat hooks

Downstairs WC

7'7" x 3'4" (2.13m'2.13m" x 0.91m'1.22m")

Suite comprised of a low flush WC and a wash

hand basin inset to a vanity unit providing storage below. Radiator, tiling to the walls and tile effect flooring.

Reception Room One

16'8" into bay 12'5" to wall x 10'11" (4.88m'2.44m" into bay 3.66m'1.52m" to wall x 3.05m)

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

Extended Reception Room Two

22'3" into bay 19'2" to wall x 14'3" max 13'5" (6.71m'0.91m" into bay 5.79m'0.61m" to wall x 4.27m)

Double glazed angled bay area to the rear with double glazed windows to the side and a set of double glazed sliding patio doors providing access to the rear garden area. Radiator, decorative coving finish to the ceiling, and a decorative chimney breast feature with a brick effect chimney over an open grate coal effect fire.

Kitchen/Dining Room/ Reception Room

Three

22' x 13'5" (6.71m' x 3.96m'1.52m")

Range of wall mounted and floor standing base units with glass effect display units incorporated. Work surfaces over incorporating a stainless steel

effect sink and drainer unit with a mixer tap over.

Appliances built in consist of two eye level ovens side by side, a five burner gas hob, with a stainless steel extractor over, under unit dishwasher, under unit fridge with a further fridge above, and an under unit freezer.

Spotlights inset to the pelmet area over the double glazed window to the rear, black brick effect partly tiled walls, marble effect tiling to the floor area. Radiator, plumbing for a washing machine, double glazed door to the rear allowing access to the rear garden, Internal door to the front into:-

Study

8'9" x 6'3" (2.44m'2.74m" x 1.83m'0.91m")

CURRENTLY USED AS A DOWNSTAIRS BEDROOM - Fifth Bedroom - Radiator, door to the front into:-

Storage

6'3" x 6'3" (1.83m'0.91m" x 1.83m'0.91m")

WAS THE GARAGE AREA - Up and over door to the front, electric supply and lighting

FIRST FLOOR

Landing

Stairs rising to the loft area, doors to:-



Bedroom One

13'11" into bay 9'8" to wall x 10'10"
(3.96m'3.35m" into bay 2.74m'2.44m" to
wall x 3.05m)

Double glazed angled bay window to the front, radiator, storage under the stairs area.

Bedroom Two

14'4" x 10'10" (4.27m'1.22m" x 3.05m'3.05m")

Double glazed window to the rear, and a radiator

Bedroom Three

9'4" x 7'3" (2.74m'1.22m" x 2.13m'0.91m")

Double glazed window to the front, radiator, storage cupboard housing the boiler.

Bathroom

9'4" x 6'4" (2.74m'1.22m" x 1.83m'1.22m")

Suite comprised of a deeper over sized panelled bath, double shower cubicle with a boiler fed shower inset consisting of a rainfall shower with a further detachable shower head. Low flush WC, wash hand basin inset to a vanity unit providing storage below. Ladder style chrome effect radiator, tiling to the walls with decorative mosaic effect tiles inset over the bath area and in the shower area. Suspended light up ceiling, a double glazed window to the rear and tiling to the floor area.

WC

4'2" x 3'5" (1.22m'0.61m" x 0.91m'1.52m")

Low flush WC and a wall mounted corner wash hand basin. Tiling to splash prone areas, wood effect flooring, tiled window sill, and a double glazed window to the side.

SECOND FLOOR

Landing

Door to:-

Loft Space/Bedroom Four

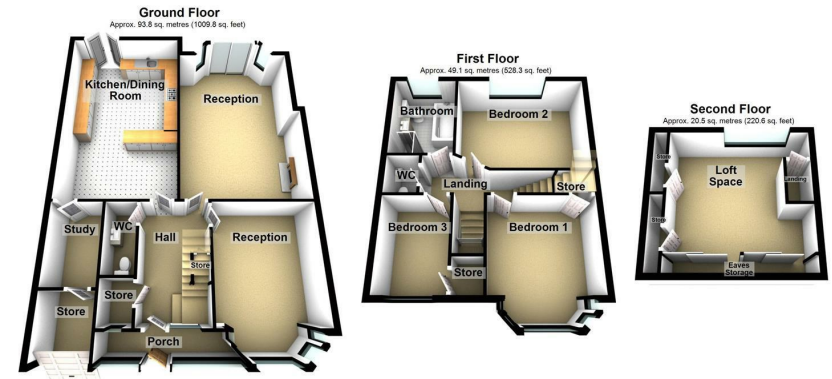
14'8" x 14'3" (4.27m'2.44m" x 4.27m'0.91m")

Double glazed dormer window to the rear, two radiators, double glazed velux window to the front, storage to the eaves at the side and front of the property.

OUTSIDE

Rear Garden

Fence perimeters surrounding a private rear garden area consisting of a block paved patio area with two blocked paved pathways leading off towards the rear of the garden. Garden laid mainly to lawn with a decorative shaped flower bed to the side, gravel covered flower bed border to the other side. Further paved patio area to the rear, with a raised flower bed also to the rear, two timber sheds, and an outside tap.



Total area: approx. 163.4 sq. metres (1758.8 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plans produced using Planity.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(28-34) E	
(21-38) F		(21-27) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2006/91/EC

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