

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Hillside Drive, Kingshurst, Birmingham, B37 6NG

Offers Over £230,000





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**\*\* GREAT LOCATION \*\* TWO RECEPTION ROOMS \*\* DOWNSTAIRS WC \*\* THREE DOUBLE BEDROOMS \*\***

This semi-detached property is set back from the road via a DRIVEWAY providing off road parking for multiple vehicles. The property consists of an enclosed entrance porch area, entrance hallway, downstairs GUEST WC, great family size lounge area, galley style kitchen with a DINING ROOM to one end (created from part of the original garage area) and a storage area to the front of the property (part of the original garage area) To the first floor there are THREE DOUBLE BEDROOMS and a family bathroom. The property also benefits from a private rear garden area set over two tiers, and a side secure gated entrance area to/from the front driveway/garden area. Energy Efficiency Rating:- C

### **Front Garden/Driveway**

Fence perimeters to either side of the Tarmac driveway providing off road parking for multiple vehicles with a decorative block paved edging. Secure access gate to the the side of the property allowing direct access to the rear garden area, a lantern style wall mounted light, a triple lantern style lamppost to the corner flower bed area, security light and a double glazed door allowing access to:-

### **Entrance Porch**

**5' x 2'9" (1.52m x 0.84m)**

Enclosed entrance porch with a double glazed window to the front, Quarry style tiling to the floor area, further double glazed window to the rear to the side of a double glazed door allowing access to:-

### **Entrance Hallway**

**9'7" x 6'7" inc wc and stairs (2.92m x 2.01m inc wc and stairs)**

Stairs rising to the first floor landing area, radiator, wood effect flooring and decorative coving finish to the ceiling area.

Glazed French doors to the rear into the lounge area and a further glazed door to the side into:-

### **Downstairs Guest WC**

**6' x 3'2" (1.83m x 0.97m)**

Suite comprised of a low flush WC, and a wash hand basin inset to a vanity unit providing storage below and mixer tap over. Partly tiled walls, slate tile effect flooring, and a double glazed window to the front.

### **Lounge**

**19'11" x 10'10" max 9'6" min (6.07m x 3.30m max 2.90m min)**

Double glazed tilt and slide patio doors to the rear allowing access to the rear garden area, radiator, decorative niche to the chimney breast area, and wood effect flooring. Decorative coving finish to the ceiling, and a glazed door to the side into:-

### **Kitchen**

**14'9" x 6'7" (4.50m x 2.01m)**

Range of wall mounted and floor standing

base units with a work surface over incorporating a stainless steel circular sink with a mixer tap over. Appliances built in consist of an electric under unit oven with an electric hob over and extractor above. Plumbing for a washing machine, further plumbing for a dishwasher, partly tiled walls, wood effect flooring, and a double glazed window to the rear. Double glazed door to the side allowing access to/from the rear garden area, and an open archway with a step down to the front allowing access to:-

### **Dining Room (was part of the garage)**

**8'5" x 8' (2.57m x 2.44m)**

Double glazed window to the side, radiator, decorative coving finish to the ceiling area, and wood effect flooring.

### **Storage (Was part of the garage)**

**8'1" x 6'1" (2.46m x 1.85m)**

ACCESSED VIA THE FRONT ONLY. Up and over door to the front, shelving to the walls, outside tap, electric supply and lighting.

### **FIRST FLOOR**







## Landing

Storage cupboard over the stairs currently housing the boiler, and loft access via the hatch area. Doors to:-

## Bedroom One

14'3" x 9'11" (4.34m x 3.02m)

Double glazed window to the rear, radiator, wood effect flooring, built in wardrobe/storage with double access doors and a fan light to the ceiling.

## Bedroom Two

10'5" x 9'10" (3.18m x 3.00m)

Double glazed window to the front, radiator, wood effect flooring and a built in wardrobe/storage with a single access door.

## Bedroom Three

10'7" x 7'9" (3.23m x 2.36m)

Double glazed window to the rear, radiator, and wood effect flooring.

## Bathroom

7'9" x 6' (2.36m x 1.83m)

Suite comprised of a tile sided bath with a shower screen to the side and an electric shower over, low flush WC and a pedestal wash hand basin. Slate effect tiling to the floor area, tiling to the walls with a chrome

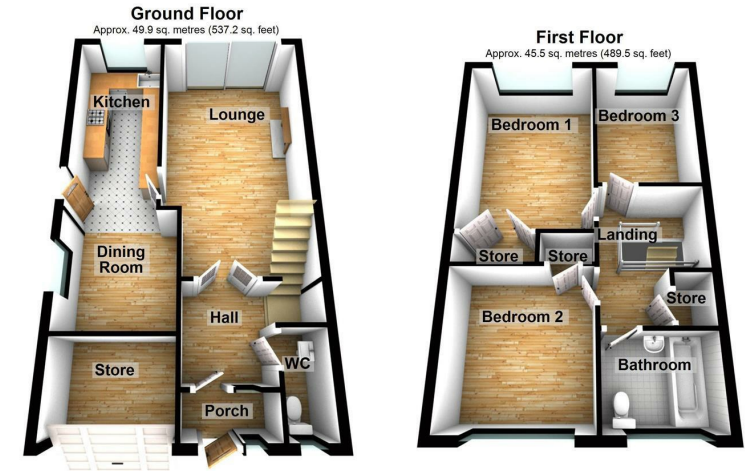
effect trim, chrome effect ladder style radiator, and spotlights inset to the ceiling. Decorative coving finish to the ceiling and a double glazed window to the front.

## OUTSIDE

### Rear Garden

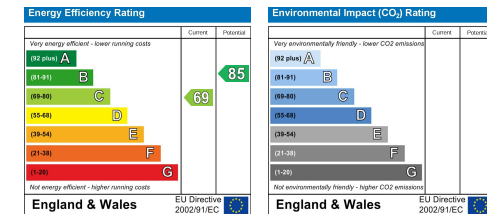
32' x 22' aprox (9.75m x 6.71m aprox)

Fence perimeters surrounding the rear garden area consisting of a paved patio area with an outside tap and security light over, the paving extends to the side of the property where there is a secure gates either end of the property. Wall mounted lanterns style light to the side entrance area just to the side of the door from the kitchen area. Low wall retaining the raised garden area with a Regal design balustrade pillar divide to either side of the steps leading to the raised garden laid mainly to lawn with decorative stone covered flower bed borders. Raised decked area to one side of the higher tier garden area and hexagonal design paving to the other side creating a further patio area. Mature shrubbery to the rear of the garden area creating privacy, and an outside electrical socket.



Total area: approx. 95.4 sq. metres (1026.8 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp.



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