

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ventnor Avenue, Hodge Hill, Birmingham, B36 8ED

Offers In The Region Of £350,000



## Offers In The Region Of £350,000

### Ventnor Avenue, Hodge Hill, Birmingham, B36 8ED

**\*\* NO UPWARD CHAIN \*\* THREE BEDROOMS \*\* THROUGH LOUNGE \*\* DRIVEWAY \*\* GARAGE \*\***

This traditional build semi-detached property is situated in "The Avenues" within Hodge Hill. The property requires work/modernisation but offers a great size family home in a popular area. The property offers a DRIVEWAY to the front, enclosed entrance porch, entrance hallway, THROUGH LOUNGE, kitchen, TANDEM GARAGE, and a DOWNSTAIRS WC. To the first floor there are THREE BEDROOMS (two doubles and one single) a family bathroom and a separate WC. The property also benefits from a family size rear garden area. Energy Efficiency Rating:- Awaiting.

#### Front Garden/Driveway

Low wall border to the front and to either side of the paved/crazy paved front garden area providing off road parking for multiple vehicles. Privet to the front area, and flower bed to one side with two further flower bed areas inset to the front garden area. Access to the garage situated at the side of the property and a double glazed door allowing access to:-

#### Entrance Porch

12'1" x 2'9" (3.68m x 0.84m)

Enclosed entrance porch with double glazed windows to the front and to one side, Quarry style tiling to the floor area, and a decorative single glazed circular design window into the cloakroom area. Wall mounted lanterns style light to one side of the entrance door with a modern style up/down lighter to the other side of the window and glazed door into:-

#### Entrance Hallway

12'5" x 7'2" (3.78m x 2.18m)

Stairs rising to the first floor landing area

with open space below radiator, and doors to:-

#### Lounge Area

16'7" into bay 12'5" wall x 11'4" (5.05m into bay 3.78m wall x 3.45m)

Sliding glazed door allowing access into this room from the entrance hallway area. Double glazed angled bay window to the front with a decorative pelmet, decorative coving finish to the ceiling area, and a stone effect hearth with a gas fire over. Open plan to the rear into:-

#### Dining Room

13'7" x 11'4" to wall 8'3" min (bay area) (4.14m x 3.45m to wall 2.51m min (bay area))

Double glazed windows to the rear either side and at matching height to the double glazed door allowing access to the rear garden area. Radiator, decorative coving finish to the ceiling area.

#### Kitchen

10'11" x 10' (3.33m x 3.05m)

Range of wall mounted and floor standing base units with an original Dairy Maid sink unit incorporated. Stainless steel effect sink and drainer unit with a mixer tap over, partly tiled walls, tile effect flooring. Further storage over the entrance door from the hallway. Double glazed window to the rear door to the front into the pantry area with shelving and window to the side into the garage area. Door to the side into:-

#### Tandem Side Garage

34'7" x 6'2" (10.54m x 1.88m)

Up and over door to the front, outside tap, window into the pantry area, electric supply, lighting and plumbing for a washing machine. Windows to the side and to the rear, door to the side allowing access to the rear garden area. Further internal doors to the storage area (was the old coal house) and a further door to:-

#### Downstairs WC

High flush WC, tiling to the floor area, and a window to the rear



## FIRST FLOOR

### Landing

Loft access via the hatch area and doors to:-

### Bedroom One

16'7" into bay 12'5" to wall x 11'1"  
(5.05m into bay 3.78m to wall x 3.38m)

Double glazed angled bay window to the front, radiator, fitted wardrobes either side of the chimney area consisting of a double wardrobe either side of the alcove recess area.

### Bedroom Two

14'3" x 13'9" into bay 10'11" to wall  
(4.34m x 4.19m into bay 3.33m to wall )

Double glazed angled bay window to the rear, radiator, and fitted wardrobes to one wall consisting of two double wardrobes.

### Bedroom Three

9' x 7'5" (2.74m x 2.26m)

Double glazed window to the front, radiator, decorative picture rail to the walls and a built in storage cupboard over the stairs

### Bathroom

9'4" x 7'2" (2.84m x 2.18m)

Suite comprised of a corner Jacuzzi bath, separate shower cubicle with a Mira shower inset, and a pedestal wash hand basin. Radiator, tiling to the walls, suspended light up ceiling and a double glazed window to the rear.

### WC

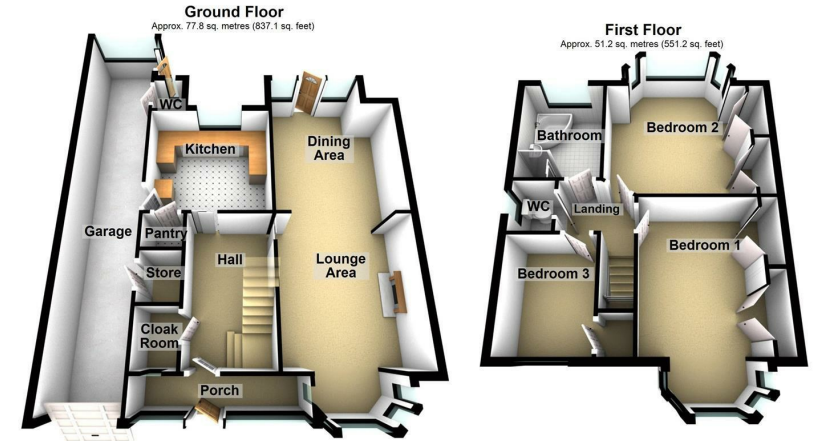
4'7" x 3'6" (1.40m x 1.07m)

Low flush WC, partly tiled walls, and a window to the side.

## OUTSIDE

### Rear Garden

Paved patio area leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders.



Total area: approx. 129.0 sq. metres (1388.3 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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				(20-34) E			
(21-38) F				(11-19) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

254 Chester Road, Castle Bromwich, B36 0JE  
0121 748 7272  
castlebromwich@primeestatesuk.com  
www.primeestatesuk.com

PRIME ESTATES

INDEPENDENT ESTATE AGENTS