PRIME ESTATES

INDEPENDENT ESTATE AGENTS



Offers Over £250,000

hville Avenue, Hodge Hill, Birmingham, B34 6LN

** NO UPWARD CHAIN ** TRADITIONAL BUILD ** IN NEED OF SOME MODERNISATION **

This THREE BEDROOM semi-detached traditional build property is situated in HODGE HILL and comprises of a front garden/DRIVEWAY to the front, enclosed entrance PORCH, entrance hallway, TWO RECEPTION ROOMS the rear one being EXTENDED, a Kitchen which is also EXTENDED to the rear, a GARAGE area to the front and a UTILITY room to the rear of the garage area. To the first floor there are THREE BEDROOMS (two doubles and a single) and a family bathroom. The property also benefits from a private rear garden, central heating and double glazing (both where specified) Energy Efficiency Rating:- D

Front Garden/Driveway

Low wall retaining raised garden laid mainly to lawn with flower bed borders to the front. Wall border to the side, and raised edge to the other side of the front garden area also incorporating a Tarmac driveway providing off road parking.

Double glazed door to:

5'10" x 1\1" (1.78) 0.58m)

Enclosed entrance porch area with doubleglazed windows to the front, ceiling mounted lantern/coach style light, tiling to the floor area and further windows to the rear either side of an internal door allowing access to:-

Strance Hallway

Stairs rising to the first floor landing area with an under stairs storage cupboard below, and wood effect flooring. Doors to:-

Reception Room One

2'4" to wall x 10'9 to wall x 3.28m)

Double glazed curved bay window to the front, curved bay radiator below the window area, decorative coving finish to the ceiling area and a tiled fireplace with an electric coal effect fire inset.

12'2"x 10'8 (3.71m x 3.25 p)

Radiator, decorative coving finish to the ceiling area and opening to the rear into-

910" x 5'19 ₹3.00m ≱1.78m) 👑

Tilt and slide double glazed patio doors to the rear allowing access to/from the rear garden area, radiator, and a decorative coving finish to the ceiling area.

14'3" x 5'10" (4:34m x 1.78m)

Range of wall. mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink

and drainer unit. Appliances built in consist of an oven with an electric hob over and an extractor canopy above. Under stairs pantry area with shelving for storage and a window to the side into the garage/utility area. Partly tiled walls with a dado style tile inset, tiling to the floor area and a double glazed window to the rear. Door to the side into:

Utility Room

(4.11m x 2.55m

wall mounted boiler, plumbing for a washing machine, window to the rear with a partly glazed door also to the rear allowing access to the rear garden area. Window to the front and a partly glazed door also to the front allowing access to:

Jarage

14'7" x 7'2" (4.45m x 2.18m

Single side garage with double doors to the front leading to the driveway area, personal door to the rear back into the utility room. Electric supply, lighting, window to the side into the hallway (this is blocked off internally in the hallway though)





FIRST FLOOR

Landing

Loft access via the hatch area and a double glazed window to the side. Doors to:-

Bedroom One

14'9" into bay 12'4" to wall x 9'9" (4.50m' into bay 3.76m to wall x 2.97m)

Double glazed curved bay window to the front with a curved bay radiator below, and a built in double wardrobe

Bedroom Two

12'3" x 9'9" (3.73m x 2.97m)

Double glazed window tot he rear and a radiator.

Bedroom Three

9'3" x 7' (2.82m x 2.13m)

Double glazed window to the front, and a decorative picture rail to the walls.

Bathroom

8' x 6'10" (2.44m x 2.08m)

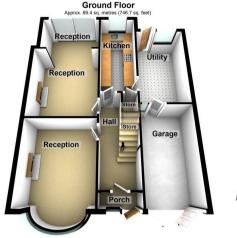
Suite comprising of a panelled bath with a boiler fed shower over, low flush WC. and a wash hand basin

inset to a vanity unit with ornate taps and a mirror over. Wood effect flooring, radatior, tiling to the walls, and a double glazed window to the side with a further double glazed window to the rear.

OUTSIDE

Rear Garden

Fence borders surrounding a paved patio area with garden laid mainly to lawn and mature shrubbery flower bed borders. (currently overgrown)





Total area: approx. 109.0 sq. metres (1173.7 sq. feet)

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

Plan produced using PlanUp.

