

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ashville Avenue, Hodge Hill, Birmingham, B34 6LN

Offers Over £250,000





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**\*\* 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:-

### Entrance Porch

**5'10" x 7'11" (1.78m x 0.58m)**

Enclosed entrance porch area with double glazed 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:-

### Entrance Hallway

**14'3" x 5'10" (4.34m x 1.78m)**

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

### Reception Room One

**14'9" into bay 12'4" to wall x 10'9" (4.50m into bay 3.76m 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.

### Reception Room Two

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

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

### Reception Room Three

**9'10" x 5'10" (3.00m x 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.

### Kitchen

**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

**13'6" x 7'10" (4.11m x 2.39m)**

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:-

### Garage

**14'7" x 7'2" (4.45m x 2.38m)**

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)







