

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Falmouth Road, Hodge Hill, Birmingham, B34 6EJ

Offers Over £240,000



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***** EXTENDED *** DRIVEWAY *** THREE BEDROOMS *** THROUGH LOUNGE *** SMALLER GARDEN *****

This semi-detached property has been modernised throughout to a very good standard, there is no work required, the property has also had a side extension which has been added to the kitchen area, a front extension by pulling the porch area forward and extending above to create a larger third bedroom area. The property in its entirety consists of a driveway to the front for approximately two vehicles, enclosed entrance porch, entrance hallway, THROUGH LOUNGE, kitchen which has been extended to the side, and a private rear garden. To the first floor there is an attractive landing area, THREE BEDROOMS and a modern family size bathroom. Energy Efficiency Rating:- Awaiting

TO BOOK A VIEWING

The current vendors of this property have agreed with us to market their property on the understanding we arrange viewings for buyers who can move forward.

Therefore they are already SOLD, have a sale agreed, or have a mortgage in place. To view this property we will require proof of your ability to move forward. We will be requesting you provide your Agreement in Principle from your mortgage lender, Your Estate Agents details so we can confirm you are SOLD or under offer. Alongside proof of ID so we know who we will be meeting at the property. Thank You

Front Garden

Block paved driveway for approximately two vehicles with kerbstone edging, and a low fence perimeter to one side. Block paved step and a double glazed door to:-

Entrance Porch

5'8" x 2' (1.73m x 0.61m)

Enclosed entrance porch with decorative panelling to the walls, ceiling mounted

light, further double glazed door to the rear allowing access to:-

Entrance Hallway

12'4" x 5'5" (3.76m x 1.65m)

Stairs rising to the first floor landing, radiator, storage cupboards housing the utility meters. Grey wood effect flooring and a decorative wood/glass banister area to the staircase. Doors to:-

Dining Room (part of the through lounge)

10'11"(not into bay) x 9'11" (3.33m(not into bay) x 3.02m)

Double glazed bay window to the front, radiator, and grey wood effect flooring extending through from the hallway. Opening to the rear into:-

Lounge (part of the through lounge)

12'3" x 9'11" (3.73m x 3.02m)

Double glazed windows to either side of the double glazed French doors allowing access to/from the rear garden area.

Vertical designer style column radiator,

grey wood effect flooring extending through from the dining room area.

Kitchen

10'8" x 8'3" + built in side entrance (3.25m x 2.51m + built in side entrance)

Range of modern style wall mounted and floor standing base units with decorative display units incorporated, Quartz work surfaces with matching up stands incorporating a one and a half sink unit with the drainer inset. Under unit lighting and plinth lighting. Appliances built in consist of an under unit oven with an electric hob over and a stainless steel and glass effect extractor above the glass effect splash back. There is also an integral microwave to the units under the stairs. Plumbing for a washing machine, partly tiled walls, motion sensor light situated in the built in side entry to the side of the stairs with further storage cupboards in situ. Mosaic glass effect tiling in parts to the wall areas, tiling to the floor area, radiator, coving finish to the ceiling, double glazed window to the rear, and a double



glazed door to the side allowing access to/from the rear garden.

FIRST FLOOR

Landing

Loft access via the hatch area with a pull down ladder, and a double glazed window to the side. Doors to:-

Bedroom One

10'11" (not into the bay) x 9'10" (3.33m (not into the bay) x 3.00m)

Double glazed bay window to the front, wood effect flooring, and fitted bedroom units consisting of a double wardrobe, corner wardrobe/storage and a single wardrobe/storage. There is also a matching dressing table area with two three drawer chest units incorporated.

Bedroom Two

12'3" x 9'11" (3.73m x 3.02m)

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

Bedroom Three

9'7" x 5'4" (2.92m x 1.63m)

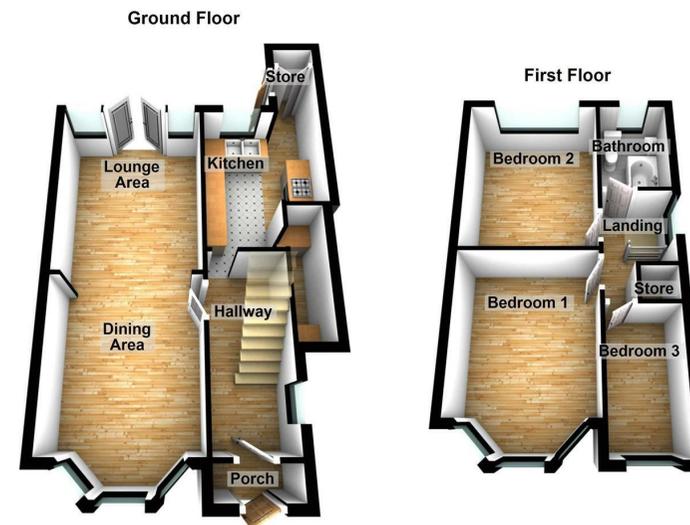
Double glazed window to the front, radiator, spotlights inset to the ceiling, wood effect flooring and an

open storage area with shelves inset over the staircase bulk head.

Bathroom

7'8" x 5'3" (2.34m x 1.60m)

Suite comprised of a P-Shaped panelled bath with a shower screen to the side and a boiler fed shower inset consisting of an over head rainfall shower and a detachable shower head. Wash hand basin inset to a floating designer style vanity unit with storage below, a mixer tap above, and a low flush WC. Column designer style radiator with towel holders inset, tile effect flooring, panelling to the walls with a decorative chrome effect trim. Panelling to the ceiling with a decorative chrome effect trim and spotlights inset, and a double glazed window to the rear.



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

OUTSIDE

Rear Garden

Low maintenance compact rear garden consisting of a raised paved patio area with steps leading down to an artificial lawn area. Fence perimeters with an access gate to the rear communal secure driveway, outside tap, and an outside light.

