

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Rymond Road, Hodge Hill, Birmingham, B34 6BX

Offers Over £300,000



Offers Over £300,000

Rymond Road, Hodge Hill, Birmingham, B34 6BX

**** IMMACULATE ** TRADITIONAL BUILD ** THREE BEDROOMS ** TWO RECEPTIONS ****

If you are looking for a property in IMMACULATE condition then this is the one for you. The property offers further potential as shown via other properties on the road currently. This TRADITIONAL BUILD property currently offers a DRIVEWAY to the front for multiple vehicles, ENTRANCE PORCH which has been slightly extended to the front, entrance hallway with storage, TWO RECEPTION ROOMS with inter-linking doors if requiring a more open plan living space. Modern compact kitchen area, built in side entry which gives access from the garage to the garden area, and a well established, well maintained, mature family size garden to the rear, with the benefit of a brick built storage shed and an outside WC. To the first floor there is a landing area which gives access to the THREE BEDROOMS, (two doubles and a single) and a family bath/shower room. Energy Efficiency Rating:- D

Front Garden/Driveway

Low wall border to the front and to one side, fence border to the other side of the block paved driveway providing off road parking for multiple vehicles. Decorative slate covered raised flower bed to the corner of the wall area, double glazed door allowing access to:-

Entrance Porch

5'8" x 5'4" (1.52m'2.44m" x 1.52m'1.22m")

Enclosed entrance porch with double glazed windows to either side, decorative archway, spotlights inset to the ceiling area, herringbone design tiled flooring in the original porch area, with further tiling surrounding a mat inset to the tiles by the entrance door area. Decorative glazed window with a matching Oak style glazed door allowing access to:-

Entrance Hallway

14'8" x 5'8" (4.27m'2.44m" x 1.52m'2.44m")

Stairs rising to the first floor landing area with two storage cupboards below, radiator, wooden flooring, decorative light up plaster design niche inset to the wall area, and a decorative plaster effect coving finish to the ceiling area. Doors to:-

Reception Room One

13'10" into bay 12'5" to wall x 10'2" (4.27m'3.05m" into bay 3.66m'0.91m" to wall x 3.05m)

Double glazed curved bay window to the front, curved bay radiator, and a decorative plaster effect coving finish to the ceiling. Glazed French doors to the rear allowing access to:-

Reception Room Two

14'3" x 10'2" (4.27m'0.91m" x 3.05m'0.61m")

Double glazed window to the side, and double glazed sliding patio doors allowing access to the rear garden area creating a half bay to the rear of the room. Decorative plaster effect coving finish to the ceiling area, and a power point for a wall mounted electric fire.

Kitchen

7'11" x 7'11" (2.13m'3.35m" x 2.13m'3.35m")

Range of wall mounted and floor standing base units with open corner display units and a glass effect fronted display cabinet inset to the wall cabinets. Work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Gas point for a cooker, further work surface and wall unit inset to the original pantry area creating further storage and work space. Towel rail incorporated within the base units, partly tiled walls, and tiling to the floor area. Decorative plaster effect coving finish to the

ceiling area with spotlights also inset. Radiator, stainless steel effect extractor unit over the cooker area, double glazed window to the rear and a decorative leaded design partly glazed door to the side into:-

Side Entrance/Store Area

11'7" x 3'7" (3.35m'2.13m" x 0.91m'2.13m")

Rendered wall to one side and exposed brick to the other wall area, paved flooring with decorative block paving inset, door to the rear allowing access to/from the rear garden area. Further door to the front allowing direct access to:-

Garage

14'1" x 6'1" (4.27m'0.30m" x 1.83m'0.30m")

Single side garage with double doors to the front giving access to/from the driveway area, wall mounted boiler, fuse board, plumbing for a washing machine, electric supply, and lighting.

FIRST FLOOR

Landing

Double glazed window to the side, loft access via the hatch area, and a decorative plaster effect coving finish to the ceiling. Doors to:-



Bedroom One

14'10" into bay 12'3" to wall x 10'2"
(4.27m'3.05m" into bay 3.66m'0.91m" to wall x 3.05m)

Double glazed curved bay window to the front, radiator, and decorative plaster effect coving finish to the ceiling area. Fitted wardrobes to one wall consisting of three double access doors with matching over head storage units.

Bedroom Two

14'3" x 10'1" (4.27m'0.91m" x 3.05m'0.30m")

Double glazed window to the side with further double glazed window to the rear creating a half bay area. Two radiators, spotlights inset to the bay area, and a decorative plaster effect coving finish to the ceiling. Decorative picture framing to one wall with wall lights inset over the bed area.

Bedroom Three

8'1" x 8' (2.44m'0.30m" x 2.44m')

Double glazed angled bow window to the rear, and a radiator.

Bathroom

9'6" x 5'6" (2.74m'1.83m" x 1.52m'1.83m")

Suite comprised of a panelled bath with a mixer tap shower over, shower cubicle with a boiler fed shower inset, low flush WC and a pedestal wash hand basin. Radiator, partly tiled walls with a decorative dado tile inset, spotlights inset to the ceiling area, and wooden flooring. Shaver point,

decorative plaster effect coving finish to the ceiling area and a double glazed bow window to the front.

OUTSIDE

Rear Garden

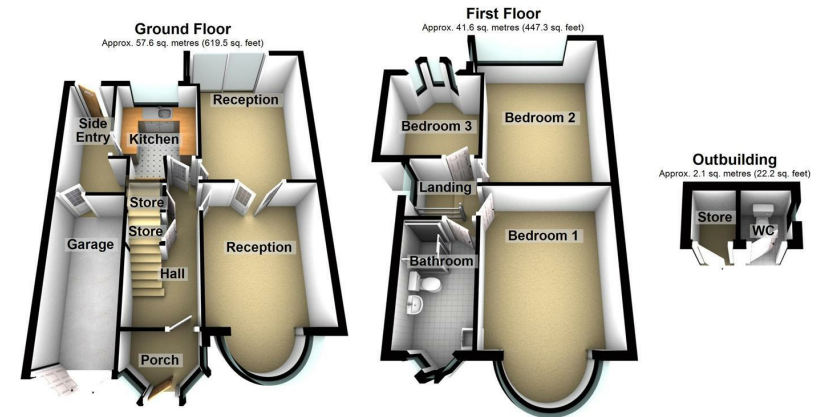
Paved patio area with decorative block paved design inset leading to a raised low wall retaining flower bed area either side of steps down to the garden laid mainly to lawn with mature low wall retaining flower bed borders to the side. Further decorative flower beds either side of a further set of steps inset to the lawn area leading to a raised garden area to the rear of the garden. The raised garden area to the rear consists of further garden laid mainly to lawn currently housing a timber shed. Outside tap, outside light and access to:-

Outbuilding Store

Situated within the patio area, access door leading to the store area from the patio area, attached to the side of:-

Outside WC

High flush WC, a double glazed window to the side, and access door from the patio area.



Total area: approx. 101.2 sq. metres (1089.1 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83	59		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com