

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Eastbourne Avenue, Hodge Hill, Birmingham, B34 6AL

Offers In The Region Of £375,000



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** NO UPWARD CHAIN ** THREE BEDROOMS ** TWO RECEPTIONS ** TANDEM GARAGE **

What a great location for this traditional semi-detached property as it is situated on a very popular Avenue in Hodge Hill. The property is a GREAT SIZE FAMILY HOME which requires modernisation throughout but offers a great blank canvas to start with. The property consists of a driveway and front garden to the front, enclosed entrance porch, entrance hallway with a cloakroom to one side, TWO RECEPTION ROOMS, a kitchen area, and a tandem garage with a downstairs WC incorporated to the ground floor area. To the first floor area there is a landing area which gives access to the three bedrooms (two doubles and a single) a bathroom and a convenient separate WC. The property also benefits from a fantastic size rear garden which is currently cleverly separated into various areas providing open and private areas. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Low wall borders to either side of the front garden area consisting of a paved front driveway providing off road parking, and a garden laid mainly to lawn with mature shrubbery and flower bed borders. Door allowing access to:-

Entrance Porch

11'3" x 3'4" (3.43m x 1.02m)

Enclosed entrance porch with windows to the front, wall mounted modern style light, and Quarry style tiling to the floor area. Decorative circular design window to the rear into the cloakroom area, a further window to the rear situated to the side of the door allowing access to:-

Entrance Hallway

12'4" x 6'11" (3.76m x 2.11m)

Stairs rising to the first floor landing area with an open space below, radiator, decorative coving finish to the ceiling area and picture rail to the walls. Cloak room to one side of the hallway area with a decorative circular design window to the front, and coat hooks to the walls with shelving over. Doors to:-

Reception Room One

16'6" into bay 12'4" to wall x 6'11" (5.03m into bay 3.76m to wall x 2.11m)

Bay window to the front with a radiator below, wooden style fire surround with a stone effect back over hearth. Decorative coving finish to the ceiling, dado rail to the walls and a ceiling rose to the ceiling.

Reception Room Two

14'4" x 10'11" (4.37m x 3.33m)

Windows to the rear either side of a picture window also to the rear, wall mounted gas fire (unsure of working condition) radiator, and a decorative coving finish to the ceiling.

Kitchen

10'10" x 7'10" (3.30m x 2.39m)

Floor standing base units with a work surface over extending to create a breakfast bar area to one side, and incorporating double stainless steel effect sinks with a mixer tap over. Plumbing and space for a gas cooker, plumbing for a washing machine, pantry area which is 3'4" x 2'7" and has shelving for storage, water meter and a window to the side into the garage area. Window to the rear and a door to the side into :-

Tandem Garage

32'4" x 7'1" tapering to 5'10" (9.86m x 2.16m tapering to 1.78m)

Tandem garage area with double doors to the front allowing access to/from the driveway area, further door to the rear allowing access to/from the rear garden area, and a window also to the rear. Electric supply, lighting, working pit to the front of the garage area, storage cupboard, and the gas meter. Door to:-

Downstairs WC

3'11" x 3'3" (1.19m x 0.99m)

Low flush WC and wood effect flooring

FIRST FLOOR

Landing

Loft access via the hatch area, decorative coving finish to the ceiling and picture rail to the walls. Doors to:-

Bedroom One

16'5" into bay 12'4" to wall x 10'11" (5.00m into bay 3.76m to wall x 3.33m)

Bay window to the front, and a radiator.



Bedroom Two

14'4" x 10'10" (4.37m x 3.30m)

Window to the rear and a radiator.

Bedroom Three

9'1" x 6'7" (2.77m x 2.01m)

Window to the front, radiator and a built in wardrobe/storage area situated over the stairs.

Bathroom

9'3" x 7'10" (2.82m x 2.39m)

Suite comprised of a tile sided bath, shower cubicle, and a pedestal wash and basin. Partly tiled walls, radiator, storage cupboard and a window to the rear.

WC

4'6" x 3'4" (1.37m x 1.02m)

Low flush WC, storage cupboard and window to the side.

OUTSIDE

Rear Garden (area one)

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

Rear Garden (area two)

Pergola with a pathway below and entwining mature shrubbery/plants over, flower beds to either side. The pathway leads to:-

Rear Garden (area three)

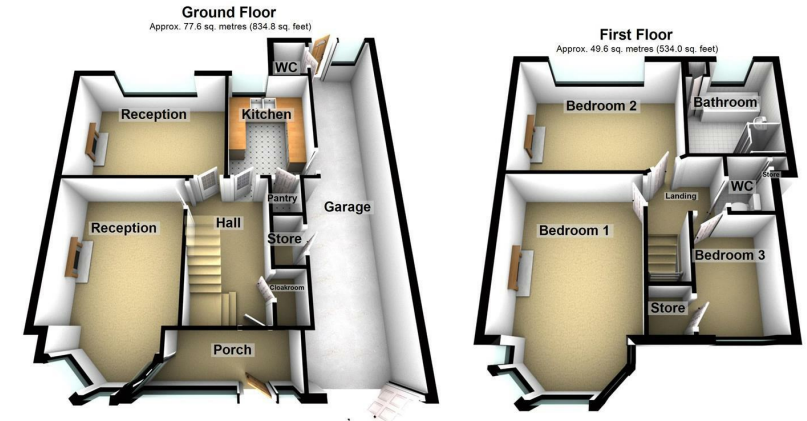
Dwarf privet to either side of the paved pathway with further flower beds to either side also. The pathway leads to:-

Rear Garden (area four)

Garden laid mainly to lawn with mature shrubbery and flower bed borders leading to

Rear Garden (area five)

The working garden area with a greenhouse to one side, and shed to the other side.



Total area: approx. 127.2 sq. metres (1368.8 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(28-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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