

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ventnor Avenue, Hodge Hill, Birmingham, B36 8ED

Offers In The Region Of £350,000



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### Ventnor Avenue, Hodge Hill, Birmingham, B36 8ED

**\*\* NO UPWARD CHAIN \*\* TWO RECEPTIONS \*\* THREE BEDROOMS \*\* DOWNSTAIRS WC \*\***

If you are looking for a traditional semi-detached property situated in "THE AVENUES" with a fantastic size rear garden area then this could be the one for you. The property has a DRIVEWAY to the front, enclosed entrance porch, entrance hallway with storage to one side, TWO RECEPTION ROOMS, kitchen, and a tandem garage/storage allowing access to the downstairs WC and rear garden area. To the first floor there are THREE BEDROOMS (two doubles and a single) a family bathroom and a separate WC. The rear garden is a fantastic size for family life, it has been well maintained throughout. Energy Efficiency Rating:- C

#### Front Garden/Driveway

Paved driveway providing off road parking for multiple vehicles with a garden laid mainly to lawn to one side, and flower bed borders. Kerbstone divide to one side of the driveway, gravel boards inset to posts to the front and a low wall border to the other side of the garden area. The paved pathway gives access to the garage area and to the double glazed door allowing access to:-

#### Entrance Porch

10'7" x 3'2" (3.23m x 0.97m)

Enclosed entrance porch with double glazed windows to the front and to the sides, ceiling mounted light, decorative tiling to the floor and a further double glazed window to the rear with a double glazed door also to the rear allowing access to:-

#### Entrance Hallway

12'5" x 7'4" (3.78m x 2.24m)

Stairs rising to the first floor landing area with an open space below, radiator, and decorative coving finish to the ceiling area. Doors to:-

#### Storage Cupboard

3' x 2'9" (2.74m x 0.84m)

Single glazed window to the side with shelving below and a decorative circular leaded design window to the front. Utility meters, cloak hooks to the wall and further shelving to one end of the storage area.

#### Reception Room One

16' into bay 12'4" to wall x 10'10" (4.88m into bay 3.76m to wall x 3.30m)

Double glazed bay window to the front, decorative coving finish to the ceiling and dado rail to the walls. Bay radiator, and a wood effect fireplace with a tiled back over hearth with a gas coal effect fire inset.

#### Reception Room Two

14'3" x 13'3" into bay 10'10" to wall (4.34m x 4.04m into bay 3.30m to wall)

Double glazed bay area to the rear with double glazed windows to the side and to the rear and a set of double glazed French doors to the rear allowing access to/from the rear garden area. Radiator, decorative dado rail to the walls and a decorative coving finish to the ceiling area.

#### Kitchen

10'2" x 7'11" (3.09m x 2.41m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and double drainer with a mixer tap over. Tiling to the floor area, partly tiled walls, decorative coving finish to the ceiling area, an extractor over the cooker area and a double glazed window to the rear. Alcove with a storage cupboard inset and a door to the side allowing access to:-

#### Tandem Garage/Storage

25'3" x 6'17" (7.70m x 1.93m)

Tandem garage area but due to the 6' opening may no longer accommodate today's wider vehicles. Electric

supply, lighting, plumbing for a washing machine and a work surface with a stainless steel effect sink and drainer unit. Double doors to the front allowing access to/from the driveway area, and an opening to the rear into:-

#### Rear Porch

4'10" x 2'8" (1.47m x 0.81m)

Single glazed window to the side, door to the rear allowing access to/from the rear garden area, and a further door to the side into:-

#### Downstairs WC

3'11" x 3'1" (1.19m x 0.94m)

Low flush WC, single glazed window to the side, wood effect flooring, and a ceiling mounted light.

#### FIRST FLOOR

#### Landing

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

#### Bedroom One

16' into bay 12'4" to wall x 10'10" (4.88m into bay 3.76m to wall x 3.30m)

Double glazed bay window to the front, radiator, and a decorative coving finish to the ceiling. Double wardrobes inset either side of the chimney breast with over head storage units above.

#### Bedroom Two

14'5" x 10'11" (4.39m x 3.33m)

Double glazed window to the rear, radiator, and a



decorative coving finish to the ceiling. Double wardrobes inset either side of the chimney breast with over head storage units above.

### Bedroom Three

9' x 7'4" (2.74m x 2.24m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling and a storage cupboard/wardrobe over the stairs.

### Bathroom

9'4" x 7' (2.84m x 2.13m)

Suite comprised of a panelled bath with a mixer shower attachment above and a lift up storage area to one end and a wash hand basin inset to a work surface with storage below. Storage cupboard housing the boiler, radiator, partly tiled walls, and wood effect flooring. Mirrors to the walls over the radiator and wash basin area, and a double glazed window to the rear.

### Separate WC

4'4" x 3'4" (1.32m x 1.02m)

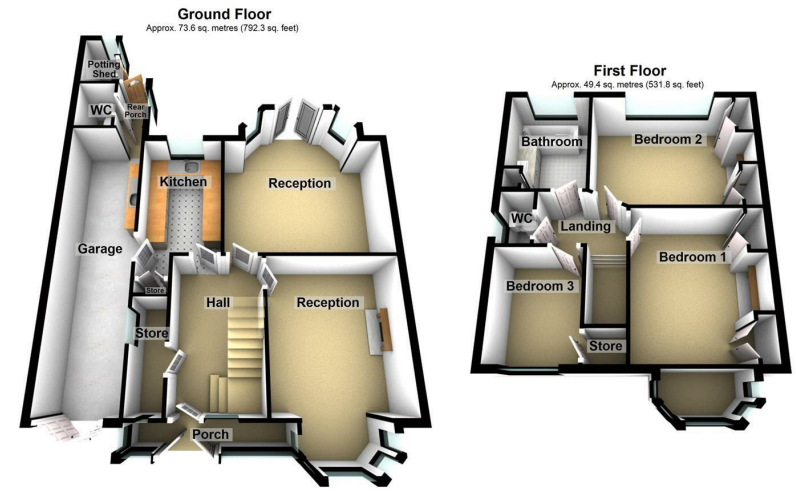
Low flush WC, double glazed window to the side, wood effect flooring, decorative dado rail to the walls, and coving finish to the ceiling

## OUTSIDE

### Rear Garden

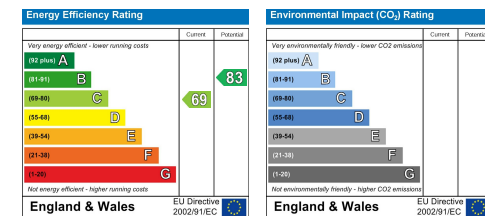
Fence borders to either side and to the rear of the garden area which is laid out creating various areas via divides. Area One - Paved patio area with a low wall raised flower bed to one side, outside tap, security light, and a potting shed to the other side of the patio area. Crazy paved pathway, to one side of the garden laid mainly to lawn with mature shaped shrubbery and flower bed borders. Mature shrubbery to the rear of the lawn area with bark covered rockery style flower bed creating a divide to Area Two -

Garden laid mainly to lawn with mature shrubbery flower bed to one side leading to Area Three - garden laid mainly to lawn with a crazy paved pathway inset leading to the greenhouse to one side, mature shrubbery and flower bed borders extending from the sides towards to the middle of the garden area creating a further divide to Area Four - Crazy paved pathway with paved areas and decorative bark covered flower bed areas inset. Matures shrubbery and flower bed borders to the sides and two sheds to the rear.



Total area: approx. 123.0 sq. metres (1324.1 sq. feet)

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



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