

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ashville Avenue, Hodge Hill, Birmingham, B34 6LN

Offers Over £350,000



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**** DETACHED ** DOWNSTAIRS WC ** TANDEM GARAGE ** DRIVEWAY ** EXTENDED ****

This DETACHED property is situated in Hodge Hill on the border of Castle Bromwich and offers a lovely size family home with further potential. The property currently consists of a DRIVEWAY to the front for multiple vehicles, enclosed entrance porch, entrance hallway, DOWNSTAIRS WC, TWO RECEPTIONS, the rear one being EXTENDED, kitchen, TANDEM GARAGE which is wider than the average garage in this area, and a private rear garden. To the first floor there is a landing area, THREE BEDROOMS, (two doubles and a single) and a family bathroom. The loft is accessed via a fix stair case from the lower landing area and is currently being used as a further bedroom. Energy Efficiency Rating:- D

Front Garden/Driveway

Wall border to one side of the Creteprint driveway providing off road parking for multiple vehicles, and open border to the other side of the driveway area. Double glazed door allowing access to:-

Entrance Porch

depth of 2'8" (depth of 0.81m)

Enclosed entrance porch with double glazed windows to the front and to the side, tiling to the floor area, ceiling mounted light. Further double glazed window to the rear to the side of the further double glazed door allowing access to:-

Entrance Hallway

11'10" max 6'5" min x 10'5" max 7'3" min (3.61m max 1.96m min x 3.18m max 2.21m min)

Stairs rising to the first floor landing area with a storage cupboard below, radiator, wood effect flooring, decorative coving finish to the ceiling area and doors to:-

Downstairs Guest WC

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

Suite comprised of a low flush WC and a wash

hand basin inset to a vanity unit providing storage below. Ladder style radiator, tile effect flooring, tile effect splash back to the wash basin area, decorative coving finish to the ceiling, and a single glazed window to the side.

Reception One (Front)

13'11" intp bay 11'11" to wall x 10'2" (4.24m intp bay 3.63m to wall x 3.10m)

Double glazed angled bay window to the front, decorative coving finish to the ceiling, radiator, and wood effect flooring.

EXTENDED Reception Room Two

(rear)

19'1" x 13'4" max 12' min (5.82m x 4.06m max 3.66m min)

Double glazed window to the rear with a double glazed door also to the rear providing access to the rear garden area. Two radiator, decorative coving finish to the ceiling area, and wood effect flooring. Decorative panelling to one wall and to a further wall within the extension area

Kitchen

13'4" x 7'2" (4.06m x 2.18m)

Range of wall mounted and floor standing base units with some display units incorporated, work surface over with an oval design stainless steel effect sink and drainer unit inset. Appliances built in consist of an under unit fridge, under unit oven with a four burner gas hob over and a stainless steel effect extractor above. Partly tiled walls, radiator, wood effect flooring, double glazed window to the rear and a single glazed door to the side into the garage area.

FIRST FLOOR

Landing

Stairs rising to the second floor loft area, double glazed window to the side within the further staircase area, and doors to:-

Bedroom One

13'11" into bay 11'11" to wall x 10'2" (4.24m into bay 3.63m to wall x 3.10m)

Double glazed angled bay window to the front and a radiator.



Bedroom Two

13'4" x 10'6" (4.06m x 3.20m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling area, and wood effect flooring. Fitted wardrobes to one wall with three sliding mirror effect doors for access.

Bedroom Three

11'6" max 8'6" min x 6'11" max 4' min
(3.51m max 2.59m min x 2.11m max 1.22m min)

Double glazed bay window to the front, over stairs storage area, and a radiator.

Family Bathroom

7'11" x 7'2" (2.41m x 2.18m)

Suite comprised of a panelled bath with an electric shower over, low flush WC and a wash hand basin inset to a vanity unit providing storage, matching further storage cupboards to both sides of the wash basin area extending to create an L-shape storage area. Tile effect flooring, partly tiled walls, radiator, and a double glazed window to the rear.

SECOND FLOOR

Landing

Double glazed window inset to a side dormer area, and door to:-

Loft Room - Currently Used as a Bedroom

17'7" max 12'4" min x 10'6" (5.36m max 3.76m min x 3.20m)

Double glazed window to the rear in an alcove Dormer area, radiator, and storage to the eaves with double opening doors.

OUTSIDE

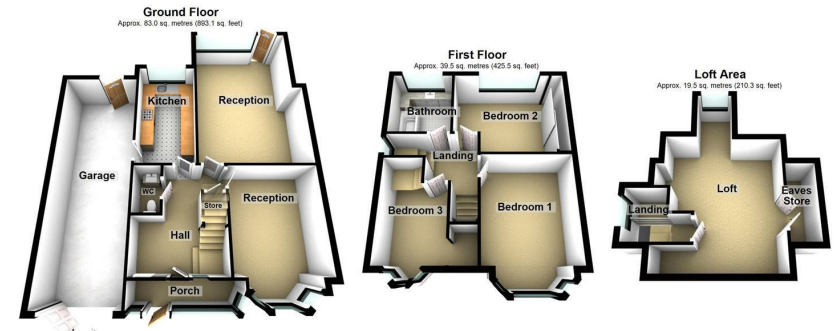
Tandem Garage

26'10" x 9' (8.18m x 2.74m)

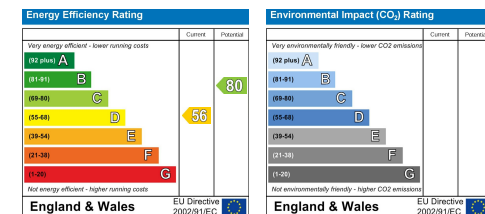
Tandem side garage which has the original side entrance area incorporated making it a wider than average garage for the area. Double doors to the front allowing access to/from the driveway area, electric supply, lighting, plumbing for a washing machine, wall mounted boiler and a further door to the rear allowing access to/from the rear garden area.

Rear Garden

Paved patio area with an outside tap to the outer wall of the property, garden laid mainly to lawn with flower beds to either side and fence borders.



Total area: approx. 142.0 sq. metres (1528.9 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plans produced using PlanItUp.



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254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com