



Offers Over £250,000

Twycross Grove, Hodge Hill, Birmingham, B36 8LE

**** NO UPWARD CHAIN ** IN NEED OF MODERNISATION ** THREE BEDROOMS ****

This property is situated in a cul-de-sac location within the Hodge Hill area, the property is a traditional build semi-detached in need of modernisation. The property consists of a driveway to the front with a garden to one side, enclosed entrance porch, entrance hallway, TWO RECEPTION ROOMS, kitchen, TANDEM GARAGE and a private rear garden to the ground floor area. To the first floor there are THREE BEDROOMS (two doubles and a single) a family bathroom and a separate WC. The property is in need of some work but has central heating and the majority of the glazing is double glazed. Energy Efficiency Rating:- E

Front Garden

Low wall kerbstone border to the front and sides, paved driveway providing off road parking for multiple vehicles to the side of the garden laid mainly to lawn with mature shrubbery and flower bed borders. Double glazed French doors allowing access to:-

Entrance Porch

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

Entrance Hallway

Stairs rising to the first floor landing area with open space below, radiator, and doors to:-

Reception Room One

13'11" into bay 11'10" to wall x 10' (4.24m into bay 3.61m to wall x 3.05m)

Double glazed bay window to the front,

radiator, decorative coving finish to the ceiling, and a stone effect fireplace with a coal effect gas fire inset. Glazed sliding doors to the rear allowing access to:-

Reception Room Two

13'1" x 10'2" (3.99m x 3.10m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling and a tiled hearth

Kitchen

10'1" x 7'3" (3.07m x 2.21m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, tile effect flooring, radiator, decorative coving finish to the ceiling area, plumbing for a washing machine, and a double glazed window to the rear. Door to the side into the garage area.

FIRST FLOOR

Landing

Loft access via the hatch area and doors to:-

Bedroom One

13'11" into bay 11'10" to wall x 10' (4.24m into bay 3.61m to wall x 3.05m)

Double glazed bay window to the front, radiator, and a decorative coving finish to the ceiling area.

Bedroom Two

13'2" x 10'2" (4.01m x 3.10m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling and three double fitted wardrobes to one wall.

Bedroom Three

9'7" x 6'11" (2.77m x 2.11m)

Double glazed window to the front, radiator, and a built in wardrobe over the stair case area.



Bathroom

8'9" x 7'4" (2.67m x 2.24m)

Suite comprised of a panelled bath with an electric shower unit over, and a pedestal wash hand basin. Tiling to the wall areas, radiator, shaver point to the wall, storage cupboard housing the water tank and a double glazed window to the rear.

WC

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

Window to the side, low flush WC, wood effect flooring and a decorative coving finish to the ceiling area.

OUTSIDE

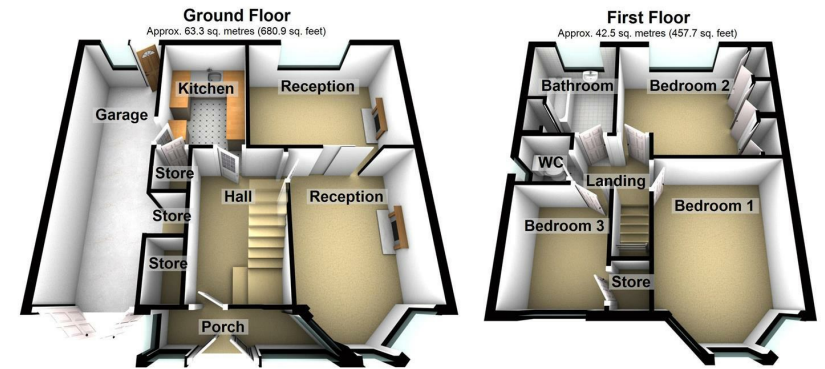
Rear Garden

Patio area leading to a low wall retaining flower bed with steps inset leading to the garden laid mainly to lawn with flower bed borders either side. Paved pathway leading to the rear garden area consisting of further lawn area, and mature shrubbery and flower bed borders. Mixture of fence and shrubbery perimeters, timber style shed.

Tandem Garage

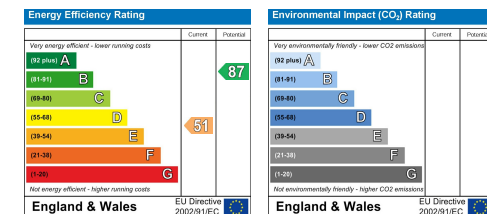
23'6" x 6'11" (7.16m x 2.11m)

Tandem side garage with electric supply & lighting. Outside tap, double opening doors tot he front, window to the rear and a door also to the rear allowing direct access through to/from the rear garden area.



Total area: approx. 105.8 sq. metres (1138.6 sq. feet)

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



PRIME ESTATES

INDEPENDENT ESTATE AGENTS

254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com