

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Oakdale Road, Hodge Hill, Birmingham, B36 8AU

Offers In The Region Of £240,000



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***** NO UPWARD CHAIN ** EXTENDED KITCHEN ** GARAGE ** DRIVEWAY ****

This traditional build semi-detached property has been modernised throughout to a very good standard. The property has a PRIVATE DRIVEWAY to the front, enclosed entrance porch, THROUGH LOUNGE, and an EXTENDED kitchen area to the ground floor. To the first floor there are THREE BEDROOMS (two doubles and a single box room) and a modern shower room. The property also benefits from a great size tiered family garden and a detached in-line rear garage. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Block paved PRIVATE driveway providing off road parking for approximately two vehicles, further SHARED driveway giving access to the detached in-line rear garage and rear access gate providing direct access to the rear garden area. Double glazed door to:-

Entrance Porch

9'2" x 2'11" (2.79m x 0.89m)

Enclosed entrance porch with double glazed windows to the front and to the side, wall mounted light, tile effect flooring, and a composite door allowing access to:-

Entrance Hallway

10'1" x 5'8" (3.07m x 1.73m)

Stairs rising to the first floor landing area with two storage cupboards below, radiator, storage cupboard housing utility meters, and a decorative tile effect flooring. Double glazed window to the side, and openings or doors to:-

Through Lounge

25'7" x 9'10" max 8'8" min (7.80m x 3.00m max 2.64m min)

Double glazed window to the front extending to one side creating a half bay area, and a set of double glazed sliding patio doors to the rear allowing access to/from the rear garden area. Two radiators (one either end of the through lounge) and a grey wood effect flooring.

Extended Kitchen

14'8" x 5'8" (4.47m x 1.73m)

Range of wall mounted and floor standing base units with a work surface over and matching splash back to the wall areas. The work surface incorporated a sink and drainer unit with a detachable spray mixer tap over. Appliances built in consist of an under unit oven, with a four burner gas hob over, a black high gloss effect splash back with a black extractor over. Plumbing for a washing machine, decorative effect tiling to the floor area, extending through from the lounge. Radiator, double glazed window to the rear, further double glazed

windows to either side, and a double glazed door also to the rear allowing access to/from the rear garden area

FIRST FLOOR

Landing

Loft access via the hatch area, and a double glazed window to the side. Doors to:-

Bedroom One

13'8" max 9'11" min x 10' (4.17m max 3.02m min x 3.05m)

Double glazed window to the front extending to one side creating a half bay, and a radiator.

Bedroom Two

12' max 9'11" min x 10' (3.66m max 3.02m min x 3.05m)

Double glazed window to the rear extending to the side creating a half bay area, and a radiator.



Bedroom Three

6'7" x 5'8" (2.01m x 1.73m)

Double glazed window to the front, and a radiator.

Shower Room

7' x 5'8" (2.13m x 1.73m)

Suite comprised of a corner shower cubicle with a boiler fed shower consisting of a rainfall shower head and a further detachable shower head. Low flush WC and a stone bowl effect wash hand basin with a mixer tap over. Ladder style radiator, tiling to the walls with a chrome effect trim, tile effect flooring, extractor fan to the outer wall and a double glazed window to the rear.

OUTSIDE

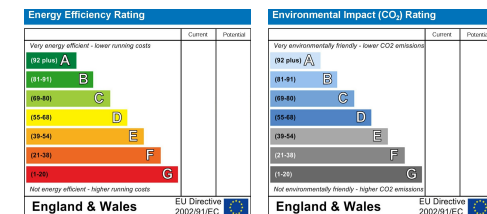
Garage

In-Line rear detached garage accessed via the shared driveway area with double doors for access from the driveway area.

Rear Garden

Paved patio area with steps to a further lower tier paved patio area with a low raised wall border. To the side of the lower tier patio area there

are further steps to a lower tier garden ;laid mainly to lawn which in turn leads to a further lower tier garden area. Fence perimeters with an access gate from the first patio area allowing access to the side shared driveway area.



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