

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ashville Avenue, Hodge Hill, Birmingham, B34 6NA

Offers Over £200,000



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**** IMMACULATE THROUGHOUT ** 2/3 BEDROOMS ** MODERNISED ** NO WORK NEEDED ****

This semi-detached bungalow has been modernised throughout within the last four years to a very high standard. ***The property has LIMITED ACCESS due to the higher elevation for anyone with impaired mobility.***

The property consists of an entrance hallway, main bedroom to the front, second bedroom to the middle of the property and a modern re-fitted shower room also to the middle of the property. To the rear there is a lovely open plan lounge area with the dining room to the front (this was originally bedroom three) and a modern re-fitted kitchen to the side. VIEWING IS HIGHLY RECOMMENDED on this BUNGALOW to appreciate the condition and standard of property on offer. Energy Efficiency Rating:- D

Approach

The property has limited access for anyone with mobility issues due to the raised setting on the road.

Front Garden/Driveway

Block paved driveway to the front providing off road parking for two vehicles, ramp to one side of the driveway and steps to the other side, both leading to a paved front garden area with an access gate to one side of the property allowing direct access to/from the rear garden area. Bark covered flower bed to one side of the paved steps, further steps allowing access to the double glazed door to:-

Entrance Hallway

Radiator to one wall with a decorative concealing cover, distressed wood effect flooring, and access to the loft via the hatch area. Doors to:-

Lounge

14'11" x 11'2" (4.55m x 3.40m)

Double glazed windows at matching

height and to either side of the double glazed French doors allowing access to/from the rear garden area. Two vertical column design radiators (one to either end of the room) and a distressed design wood effect flooring. Open plan to the side into the kitchen area, and open plan to the front into the original third bedroom area which is now being used as a dining-room area.

Dining Room/Originally Bedroom Three

9'7" max 5'7" min x 7'3" (2.92m max 1.70m min x 2.23m)

Double glazed window to the front, and a continuation of the distressed design wood effect flooring from the lounge area.

Kitchen

11'9" x 6'9" (3.58m x 2.06m)

Range of wall mounted and floor standing base units with a Beech Butchers Block work surface over incorporating a porcelain sink and drainer unit with an ornate detachable spray tap over.

Appliances built in consist of a Russell Hobbs oven with a five burner Russel Hobbs gas hob over and a Russell Hobbs extractor above. Plumbing for a washing machine with further plumbing for a dishwasher. Distressed design wood effect flooring, partly tiled walls, vertical column design radiator and a double glazed window to the rear.

Bedroom One

12'11" into bay 9'11" to wall x 11' (3.94m into bay 3.02m to wall x 3.35m)

Double glazed bay window to the front, horizontal column design radiator, and wood effect flooring.

Bedroom Two

8'11" x 7'8" (2.72m x 2.34m)

Double glazed window to the side, horizontal column design radiator, and wood effect flooring.

Shower Room

7'7" x 5'10" (2.31m x 1.78m)

Suite comprised of a shower enclosure



with sliding access door, concealed flush WC and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Ladder style radiator, partly tiled walls with a chrome effect trim and a decorative mosaic design tile inset to the shower area and window sill. Ornate design tile effect flooring to the floor area, and a double glazed window to the side.

Radiators Installed 2020
Boiler Serviced Annually

OUTSIDE

Rear Garden

Decked patio area leading to a garden laid mainly to lawn with a further patio area to the rear of the garden also housing a shed. Outside tap, outside light, and an access gate to the side of the property allowing a direct access to the front garden/driveway area.

FURTHER INFORMATION

Council Tax Band - C
Birmingham City Council
Freehold Tenure
Limited Access for anyone with Impaired Mobility
Kitchen Re-Fitted in 2020
Shower Room Re-Fitted in 2020



Total area: approx. 56.6 sq. metres (608.9 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanItUp.

