

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Maryland Avenue, Hodge Hill, Birmingham, B34 6EA

Offers Over £350,000





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### Maryland Avenue, Hodge Hill, Birmingham, B34 6EA

\* WHEN THEY SAY SIZE MATTERS - IT DOES WHEN IT COME TO THIS HOUSE \*\* SO DECEIVING \*

From the kerb this DETACHED house is very deceiving, you would not expect the size of rooms or even the number of rooms throughout this property when looking at it from the outside. VIEWING IS HIGHLY RECOMMENDED to appreciate this FAMILY SIZE HOME. The property comprises of a front garden and DRIVEWAY for multiple vehicles to the front, enclosed entrance porch, entrance hallway with storage, TWO original build RECEPTION ROOMS, with a further L-SHAPED EXTENDED FAMILY SIZE RECEPTION ROOM. Good size family kitchen area, side garage area with a DOWNSTAIRS WC, and UTILITY ROOM incorporated. To the first floor there are three bedrooms and a FAMILY BATHROOM. To the second floor in the loft space there are two separate areas so is currently a FOUR bedroom property but could be a FIVE BEDROOM property. To the outside there is a lovely design rear garden housing a potting shed (attached to the house) a further shed and a SUMMER HOUSE. To the side there is a further garden area which would be perfect for storing building material or vehicles depending on your trade and needs. Energy Efficiency Rating:- Awaiting.

#### Front Garden/Driveway

Low wall border to one side, mature well established privet to the other side of the paved driveway providing off road parking for multiple vehicles. Mature tree and flower bed area to the front of the bay window creating privacy. Double doors allowing access to/from the garage area and a set of double glazed sliding patio doors providing access to:-

#### Entrance Porch

**7'10" x 2'5" (2.39m x 0.74m)**

Enclosed entrance porch with a stage coach style wall mounted light to one side, tile effect flooring and a decorative Oak partly glazed door to:-

#### Entrance Hallway

**10'11" x 4'6" (3.33m x 1.37m)**

Stairs rising to the first floor landing area with an under stairs storage cupboard, radiator, decorative coving finish to the ceiling area. Wood effect flooring, and doors to:-

#### Reception Room One

**13'4" x 12'8" into bay 11' to wall (4.06m x 3.86m into bay 3.35m to wall)**

(Accessed via the rear reception room via the opening) Double glazed angled bay window, radiator, and decorative plaster effect coving finish to the ceiling area. Decorative picture framing to the ceiling area with a ceiling rose in the centre, and a Marble effect Adams style ornate fireplace surround with matching hearth and a coal effect gas fire inset.

#### Reception Room Two

**13'4" x 10'5" (4.06m x 3.18m)**

Radiator, decorative ceiling rose, coving finish to the ceiling which also has a decorative picture framing design. Double glazed sliding patio doors to the rear allowing access to:-

#### L-Shaped Reception Room Three

**17'1" x 13'7" + 11'7" x 7'8" (5.21m- x 4.14m + 3.53m x 2.34m)**

Exposed beams to the pitched roof structure with windows in the pitch to the rear, double glazed window to the rear, double glazed sliding patio doors to the side, and a further double glazed picture window to the rear with double glazed matching height windows either side and to the corners looking out onto the pond area. Wood flooring, two sky lights to either side of the pitched area, three radiators with decorative covers. Suspended wood effect lighting bridge with spotlights inset (this matches the kitchen one) Opening to:-

#### Kitchen

**9'8" x 7'6" + alcove 4'9" x 4'9" (2.95m x 2.29m + alcove 1.45m x 1.45m)**

Range of wall mounted and floor standing base units with wicker design drawers inset, open corner display units, decorative pillar design between units. Matching units to one wall (in the alcove) creating a Welsh dresser effect with glass fronted display units and base units below the roll edge work surface area. Matching roll edge work surfaces to the further units incorporating a sink and drainer unit with an ornate brass effect mixer tap over. Appliances built in consist of an under unit double oven with a gas hob over and a matching extractor above inset to a matching canopy. Partly tiled walls with decorative picture tiles in places and a decorative design dado tile inset. Wood effect flooring, spotlights inset to the ceiling area, a suspended wood effect lighting bridge with spotlights also inset, and a single glazed door to the side into:-

#### Garage

**19'5" x 8'2" max 4'5" min (5.92m x 2.49m max 1.35m min)**

Side garage with double doors to the front, electric supply, lighting, and access to:-

#### Downstairs WC

Suite comprised of a low flush WC, and a pedestal wash hand basin. window to the side, tiling to the splash prone areas.

#### Utility Room

**6'5" x 5'2" (1.96m x 1.57m)**

Roll edge work surface with a stainless steel effect sink and drainer unit, space below for white goods and plumbing for a washing machine.

#### Potting Shed

**8'7" x 4'7" (2.62m x 1.40m)**

Situation to the rear of the garage area accessed via a Wrought Iron gate. Single glazed windows to the rear and to the side, storage cupboards to one side, and a single glazed door also to the rear allowing access to/from the rear garden area.

### FIRST FLOOR

#### Landing

Double glazed window to the side, and a double glazed Dormer style window to the front with a quirky raised area to the side of the stairs. Loft access via a fixed staircase, radiator, decorative coving finish to the ceiling and doors to:-

#### Bedroom One

**13'4" x 9'11" (4.06m x 3.02m)**

Double glazed window to the front, two built in double wardrobes with double access doors, a radiator and a decorative coving finish to the ceiling area.

#### Bedroom Three

**10'1" x 9'10" (3.07m x 3.00m)**

Double glazed window to the rear, radiator, fan light to the ceiling, decorative coving finish to the ceiling and a built in double wardrobe with double access doors.







