





## Offers Over £450,000

### Hodge Hill Common, Hodge Hill, Birmingham, B36 8AG

**\*\* WOW \*\* HODGE HILL COMMON \*\* RARE OPPORTUNITY TO PURCHASE \*\***

It is not often that a TRADITIONAL BUILD property with high ceilings this side of Hodge Hill Common is offered for sale, this semi-detached property has masses of potential subject to permissions. The property is not overlooked from the front or the rear and offers a GREAT SIZE FAMILY HOME. The property consists of a DRIVEWAY providing off road parking for multiple vehicles, enclosed entrance porch, BEAUTIFUL OPEN FEEL entrance hallway which gives access to the TWO RECEPTION ROOMS and the open plan KITCHEN/DINING ROOM. There is a further inner hallway which gives access to the DOWNSTAIRS GUEST WC, UTILITY ROOM and the rear garden area. To the ground floor there is also a STUNNING ORANGERY and garage area. To the first floor there are THREE BEDROOMS, an OFFICE and a BEAUTIFUL SHOWER ROOM. If you are looking for a property with a larger style REAR GARDEN then this is the one for you as it spans out due to its location on HODGE HILL COMMON. Energy Performance Certificate:- D

#### Approach

Hodge Hill Common is a small area of historic common land in East Birmingham. The site is semi-wild, made up predominantly of dry acid grassland (an ecologically valuable habitat which is uncommon in Birmingham) with some planted trees and colonising scrub and saplings. The Common was well used by the local community in the past as a recreation space; however in recent times it has become increasingly overgrown and somewhat less well used, though still much frequented by dog-walkers

#### Front Garden/Driveway

Mature shrubbery border to the front and to one side, fence border to the other side of the private front garden area consisting of a decorative rockery flower bed area concealed behind the front privet area, flower bed to the side of the cobblestone/block paved driveway providing off road parking for multiple vehicles. Access gate to the side of the property allowing direct access through to the rear garden area. Double glazed door allowing access to:-

#### Entrance Porch

**8'4" x 3'8" (2.54m x 1.12m)**

Partly brick built with double glazed windows to the front and to the side. Tiling to the floor area, pitched tiled roof over, a decorative circular stained leaded design window to the entrance hallway, and a matching partly glazed door also allowing access to:-

#### Entrance Hallway

Stairs rising to the first floor landing area with a storage cupboard below, radiator, decorative ornate design ceiling rose and coving to the ceiling area, decorative dado rail and picture framing to the walls with further decorative picture plaques. Doors to:-

#### Reception Room One

**15'6" bay 12'6" wall x 11'10" (4.72m bay 3.81m wall x 3.61m)**

Double glazed angled bay window to the front, radiator, and a modern stone effect gas fire inset to the chimney breast area.

#### Reception Room Two

**13'10" x 11'5" (4.22m x 3.48m)**

Double glazed sliding patio doors to the rear allowing access to/from the Orangery on the rear of the property. Radiator, wood effect flooring, a decorative wooden style fire surround with a stone effect back over hearth and an open fire decorative basket grate inset. Decorative ceiling rose and coving finish to the ceiling, with a further decorative picture rail to the walls.

#### L-Shaped Kitchen/Dining Room

**19'11" x 10'2" + 9'6" x 4'9" (6.07m x 3.10m + 2.90m x 1.45m)**

Range of wall mounted and floor standing base units with decorative display units incorporated. Work surfaces over incorporating a crock design sink and drainer unit with an ornate design mixer tap over. Matching Island providing storage to either end and breakfast bars to either side. Decorative arch design to the ceiling area over the Island with decorative Corbel finishes to the wall. Appliances built in consist of an under unit concealed dishwasher, and an extractor over the cooker area. Wood effect flooring, partly tiled walls, storage pantry, and three radiators. Double glazed bow window to the rear, glazed double access doors to the rear allowing access to the Orangery. Further internal door towards the front of the property allowing access to:-

#### Inner Entrance Hallway

**6' x 2'10" (1.83m x 0.86m)**

Quarry style tiles to the floor area, door to the side allowing access to/from the rear garden area, door to the front leading to the utility area and a door to the side into:-

#### Downstairs WC

**4' x 2'10" (1.22m x 0.86m)**

Suite comprised of a low flush WC and a wall mounted wash hand basin. Radiator, tiling to splash prone areas, Quarry style tiles to the floor continuing through from the inner hallway area.

#### Utility Room

**9'9" x 4'10" (2.97m x 1.47m)**

Quarry style tiles to the floor area, plumbing for the washing machine and a door to the front into the garage area.

#### Orangery

**18'3" x 10'1" (5.56m x 3.07m)**

Partly brick built with double glazed windows over to the rear and to the sides, raised pitched solid design ceiling with spotlights inset. Radiator, and double glazed double doors to the rear allowing access to/from the rear garden area.

#### FIRST FLOOR

##### Landing

Double glazed window to the side part way up the staircase, decorative dado rail, and picture framing to the walls with picture plaques in places, and further decorative coving finish and ceiling rose to the ceiling area. Loft access via the hatch area which we are advised is not boarded but is insulated. Doors to:-

##### Bedroom One

**15'10" into bay 12'5" to wall x 11'11" (4.83m into bay 3.78m to wall x 3.63m )**

Double glazed angled bay window to the front, radiator, decorative picture rail to the walls and fitted wardrobes/storage units with bi-fold double doors situated either side of the decorative original design fireplace inset to the chimney breast area creating a decorative niche.







Bedroom Two

13'11" x 11'5" (4.24m x 3.48m)

Double glazed window to the rear, radiator, and a decorative picture rail to the walls.

Bedroom Three

9'1" x 7'9" (2.77m x 2.36m)

Double glazed window to the front, radiator, and decorative picture rail to the walls.

Office

5'5" x 4'3" (1.65m x 1.30m)

Double glazed window to the side, wood effect flooring and high shelving to the walls providing open storage.

Shower Room

9'6" x 9'3" max 6'2" min (2.90m x 2.82m max 1.88m min )

Suite comprised of a walk in shower area with a glass screen to one side, boiler fed rainfall shower head over and detachable shower head inset. Double glazed window to the side within the shower area, extractor fan to the outer wall and floor to ceiling tiling within the shower area (bar the window wall which is partly tiled) Low flush WC and an ornate design pedestal wash hand basin with ornate taps over. Towel radiator with an old style column radiator, and ornate fixings incorporated. Partly tiled walls with a decorative bevelled design dado tile finish, ornate design tile effect flooring, waist height storage cupboard to an alcove with a further over head storage above, and a double glazed window to the rear.

OUTSIDE

Garage/Storage

9'10" x 8'4" (3.00m x 2.54m)

Up and over door to/from the front, personal door to the rear into/from the utility room, electric supply, and lighting

Side Garden

Side access gate from the front driveway leads through to a decorative cobblestone/block paved area with a circular design area inset, and wall borders leading through to:-

Rear Garden

Two tier paved patio area providing hard ground seating areas, the higher tier patio area has a mature well trained tree providing a focal point, the lower tier has low wall retaining flower bed borders leading to the out spanning garden laid mainly to lawn with various concealed defined areas. Shaped flower bed borders to the sides and to the rear, decorative palm style tree inset to the lawn area creating a further focal point. Further hard ground seating area to one side which currently houses a bench defining the area. Various decorative ornate lamp post style lighting to the patio area.

Out Buildings

The rear garden has cleverly concealed storage and working areas to one of the rear corners, consisting of a timber shed, greenhouse and open storage areas.

