

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Rymond Road, Hodge Hill, Birmingham, B34 6BU

Offers In The Region Of £340,000





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\*\* EXTENDED TO REAR AND TO SIDE \*\* FIVE BEDROOMS \*\* THREE RECEPTIONS \*\*

This traditional build semi-detached property has been modernised and extended to create a larger style family home. The property consists of a DRIVEWAY providing off road parking for multiple vehicles, entrance hallway, workshop (or further reception/office with some TLC) THROUGH LOUNGE, smaller reception (was the original kitchen) and a further reception room EXTENDED to the rear of the property. EXTENDED kitchen area and a downstairs SHOWER ROOM. To the first floor there are the original three bedrooms and a family bathroom. To the second floor there are a further two bedrooms taking the total to FIVE BEDROOMS. Energy Efficiency Rating:- Awaiting

### Front Driveway

Block paved driveway providing off road parking for multiple vehicles, outside tap, wall border to one side and a double glazed door inset to a decorative archway with a double glazed window over allowing access to:-

### Entrance Hallway

14'7" x 5'6" (4.45m x 1.68m)

Stairs rising to the first floor landing area with storage below, further storage cupboard housing the utility meters. Wood effect flooring, radiator and doors to:-

### Through Lounge (Reception One)

24'2" x 10'1" (7.37m x 3.07m)

Double glazed curved bay window to the front, two radiators, decorative coving finish to the ceiling, and a set of double glazed sliding patio doors to the rear with a window above allowing access into the rear third reception room.

### Reception Room Two (was the kitchen originally)

9'1" x 8'9" (2.77m x 2.67m)

Wood effect flooring, under stairs storage cupboard, doors to the downstairs shower room, kitchen and third reception room area.

### Reception Room Three (extended)

14' x 13'3" (4.27m x 4.04m)

Double glazed window to the rear, double glazed door also to the rear allowing access to the rear garden area, and a radiator.

### Kitchen

13'6" x 7'2" (4.11m x 2.18m)

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. Black brick design partly tiled walls, tiling to the floor area, and plumbing for a washing machine. Wall mounted boiler, niche to one wall where there was originally a window creating a shelf area.

Double glazed door to the rear allowing access to the rear garden area.

### Downstairs Shower Room

9'1" x 3' (2.77m x 0.91m)

Suite comprised of a boiler fed shower with a rainfall over head and detachable shower head also incorporated. Low flush WC and a pedestal wash hand basin. Tiling to the floor area, extractor fan to the outer wall, partly tiled walls with a decorative chrome effect trim and panelling to the ceiling area.

### Further Reception Room or Workshop (was the garage)

14'8" x 6'5" (4.47m x 1.96m)

Double glazed window to the front and lighting supply.

## FIRST FLOOR

### Landing

Stairs rising to the second floor landing area, double glazed window to the side, and doors to:-







Bedroom One

13'7" into bay 10'11" to wall x 10'2"  
(4.14m into bay 3.33m to wall x 3.10m)

Double glazed curved bay window to the front and a radiator.

Bedroom Two

12'11" x 10'3" (3.94m x 3.12m)

Double glazed window to the rear and a radiator

Bedroom Three

9'2" x 8'11" (2.79m x 2.72m)

Double glazed window to the rear and a radiator.

Family Bathroom

5'6" x 4'10" (1.68m x 1.47m)

Suite comprised of a panelled bath with a mixer tap shower over, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Stone effect tilign to the walls with a decorative chrome trim, stone effect tiling to the floor area, panelling to the ceiling with a decorative chrome trim, extractor to the wall area and a double glazed window to the front.

SECOND FLOOR

Landing Area

Double glazed window to the side, doors to:-

Bedroom Four

11'11" max x 8' (3.63m max x 2.44m)

Two double glazed Velux style windows to the front, and a radiator.

Bedroom Five

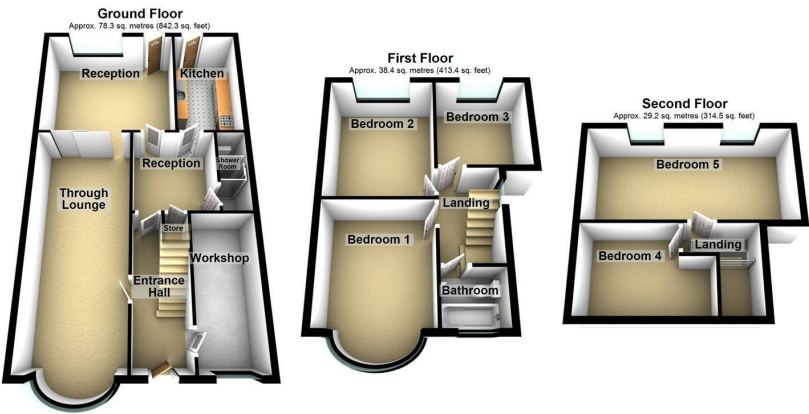
19'7" x 9'4" (5.97m x 2.84m)

Two double glazed windows to the rear inset to a dormer area, radiator, and spotlights inset to the ceiling.

OUTSIDE

Rear Garden

Paved patio area with a paved pathway to one side of the garden laid mainly to lawn. Mature shrubbery border to one side and fence perimeters.



Total area: approx. 145.9 sq. metres (1570.2 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanItUp.

