

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Westbourne Avenue, Hodge Hill, Birmingham, B34 6AN

Offers In The Region Of £475,000



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**** FOUR BEDROOMS ** PENTHOUSE STYLE LOFT BEDROOM ** THREE RECEPTIONS ** EXTENDED TO REAR ** FAMILY SIZE REAR GARDEN ** EN-SUITE SHOWER AREA ****

This semi-detached property has been extended to the side, to the rear and to the loft area creating an amazing size family home. VIEWING IS HIGHLY RECOMMENDED to appreciate the size and standard of property on offer. The property currently consists of a DRIVEWAY providing off road parking for multiple vehicles, enclosed entrance porch, entrance hallway which is open to one side into the smaller of the THREE RECEPTION ROOMS. A DOWNSTAIRS WC, a front reception room and a further EXTENDED rear reception room. The kitchen has also been extended to the side and to the rear. To the first floor there are THREE BEDROOMS and a family bathroom. To the loft area there is a PENTHOUSE STYLE LIVING ROOM/SHOWER AREA?BEDROOM and a separate WC. The property also has the benefit of a great FAMILY SIZE REAR GARDEN. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Low wall borders to either side of the Creteprint cobblestone effect driveway providing off road parking for multiple vehicles. Double glazed door to:-

Entrance Porch

11'10" x 2'9" (3.61m x 0.84m)

Enclosed entrance porch area with double glazed windows to the front and to the side, wall mounted lantern style light, panelling to the ceiling, and a decorative circular design window to the rear. Oak glazed door with a double glazed window to the side of leading into:-

Entrance Hallway

12'6" x 7' (3.81m x 2.13m)

Stairs rising to the first floor landing area with open space below, radiator with a decorative cover over, doors or openings to:-

Guest WC

4'3" x 4' (1.30m x 1.22m)

Suite comprised of a low flush WC and a wall mounted wash hand basin with an electric water heater over. Tiling to the walls with a decorative niche to one wall and further tiling to the floor area.

Reception Room One

16'6" into bay 12'6" to wall x 10'11" (5.03m into bay 3.81m to wall x 3.33m)

Double glazed angled bay window to the front, radiator, decorative stone fireplace with a FLUE-LESS coal effect gas fire inset and double Oak design partly glazed doors to the rear into:-

Reception Room Two (Extended)

19'2" x 14'4" max 13'8" min (5.84m x 4.37m max 4.17m min)

Double glazed triple bi-fold doors to the rear allowing access to the rear garden area. Wooden ornate style fire surround with a stone effect back over hearth

L-Shaped Reception Room Three (was Garage)

15'7" x 6'10" + 6'8" x 3'10" (4.75m x 2.08m + 2.03m x 1.17m)

This room was the original garage area and two of the original storage cupboards to one side of the entrance hallway. Double glazed windows to the front and to the side creating a half bay area, radiator with a decorative cover over, and storage cupboard housing the utility meters. Log burner style FLUE-LESS fire, and a floor standing base unit with a Peninsula style display unit over providing a open hatch area into the breakfast kitchen.

Kitchen (Extended to rear and side)

19'1" x 14'4" (5.82m x 4.37m)

Range of wall mounted and floor standing base units with a plate rack, open corner display units and an under unit pull out whicker drawer design, there are further decorative twisted pillar design features to the side of the glass fronted display cabinets with lighting inside. Work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an oven with space for a microwave over, gas hob with an extractor over and space within the units to accommodate but not

including a range cooker and American fridge/freezer. Wood effect flooring, partly tiled walls, plumbing for a washing machine, and a breakfast bar surrounding a supporting pillar towards to the centre of the room. Decorative wooden design suspended lighting areas with spotlights inset, matching pelmet lighting to the units. Cole effect FLUE-LESS gas fire, two double glazed windows to the rear, and a double glazed door also to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Stairs rising to the loft area with a double glazed window part way up and a further wall mounted FLUE-LESS gas fire also part way up the stairs area. Under the loft stairs storage cupboard, and doors to:-

Bedroom Two

16'9" into bay 12'6" to wall x 10'11" (5.11m into bay 3.81m to wall x 3.33m)

Double glazed angled bay window to the front, radiator, and built in glass fronted double wardrobe set either side of the chimney breast area.

Bedroom Three

13'10" x 10'9" (4.22m x 3.28m)

Double glazed window to the rear, radiator, and built in wardrobes either side of the chimney breast area. Door to the side providing direct secure access to the bathroom area.



Bedroom Four

9'4" x 6'10" (2.84m x 2.08m)

Double glazed window to the front, over stairs storage area, and a radiator.

Family Bathroom

8'8" x 7'9" (2.64m x 2.36m)

Suite comprised of a corner Jacuzzi bath with a boiler fed shower over, low flush WC and a pedestal wash hand basin. Panelling to the ceiling area with a decorative chrome insert and trim, shaver point to the wall, and wood effect flooring. Ladder style radiator, tiling to the walls with a decorative dado rail inset and a double glazed window to the rear.

SECOND FLOOR

Landing

Door to:-

Penthouse Style

Lounge/Bedroom/Shower Room

22'5" x 21'6" (6.83m x 6.55m)

BEDROOM AREA - Double glazed Velux style windows to the front and to the rear, sliding double glazed patio doors to the rear providing a Romeo & Juliette balcony to the room. Built in fitted wardrobes consisting of three doubles with over head storage units over. Door via the bathroom area leading to the En-Suite WC
SHOWER AREA - Walk in shower enclosure with a boiler fed rainfall and further detachable shower head incorporated, and a wash hand basin to the side inset to a vanity unit providing storage below and a matching floor standing unit to the side providing further storage. Extractor fan to the wall, slate effect tiled flooring, stone effect tiling with chrome effect trim finish to the walls. Panelling to the ceiling

with a decorative chrome effect inset and finish, and a mirror set over the wash basin area.

En-Suite WC

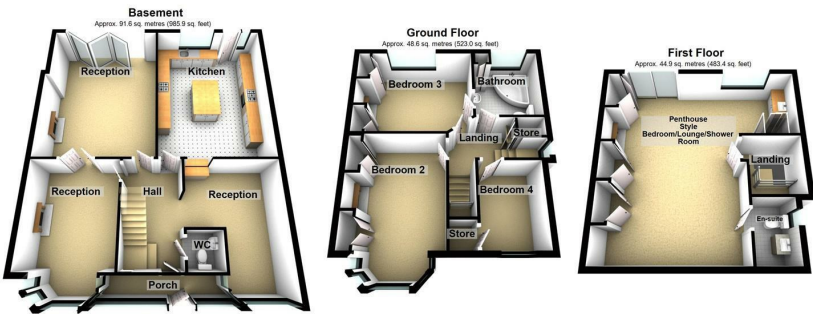
6'10" x 4'6" (2.08m x 1.37m)

Suite comprised of a low flush WC and a wash hand basin inset to a floating effect vanity unit with a mixer tap over and storage drawer below. Radiator with a heated towel rail over, stone effect tiling to the walls with a decorative chrome trim and further stone effect tiling to the walls. Panelling to the ceiling with a decorative chrome insert and finish, and a double glazed window to the side.

OUTSIDE

Rear Garden

Porcelain paved patio area with steps down to the garden laid mainly to lawn. Low wall borders to the further lawn area and a paved patio area to the rear currently housing a shed. Mature shrubbery flower bed borders, security lighting, outside tap and a decorative triple lamppost.



Total area: approx. 185.1 sq. metres (1992.4 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using Planigo.

