



Offers In The Region Of £375,000

Eastbourne Avenue, Hodge Hill, Birmingham, B34 6AP

** NO UPWARD CHAIN ** TRADITIONAL BUILD ** THREE BEDROOMS ** TWO RECEPTIONS **

This three bedroom semi-detached property is being offered with NO CHAIN. The property requires some modernisation throughout and consists of a DRIVEWAY to the front with a front garden area, enclosed entrance porch, entrance hallway, TWO RECEPTION ROOMS, kitchen, downstairs WC, and a tandem garage to the ground floor. To the first floor there are THREE BEDROOMS (two doubles and a single) a family bathroom and a separate WC. The property also benefits from a larger style rear garden area. Energy Efficiency Rating:- D

Front Garden

Wall border to one side, fence border to the other and a privet border to the front, paved driveway to one side of the front garden area providing off road parking for two vehicles. Garden laid mainly to lawn to the other side of the front garden area with flower bed borders. Double glazed door allowing access to:-

Entrance Porch

11'9" x 2'9" (3.58m x 0.84m)

Enclosed entrance porch with double windows to the front and to the side, tiling to the floor area, panelling to the ceiling with spotlights inset, circular window to the rear into the store area, and a further double glazed window also to the rear into the hallway area. Double glazed door allowing access to:-

Entrance Hallway

12'4" x 6'11" (3.76m x 2.11m)

Stairs rising to the first floor landing with a storage cupboard below, radiator, wood effect flooring and a decorative coving finish to the ceiling. Cloakroom to one side with a circular window to the front into the porch and coat hooks to the walls. Doors to:-

Reception Room One

16'8" into bay 12'4" to wall x 10'11" (5.08m into bay 3.76m to wall x 3.33m)

Double glazed bay window to the front, radiator, wood effect flooring, decorative coving finish to the ceiling and dado rail to the walls. Wooden style fireplace with a stone effect back over hearth and an electric fire inset.

Reception Room Two

14'3" x 10'11" (4.34m x 3.33m)

Double glazed windows either side and at matching height to a double glazed sliding patio door allowing access to/from the rear garden area. Radiator, decorative coving finish and ceiling rose to the ceiling, dado rail to the walls. and a wood effect flooring. Wooden style fire surround with a stone effect back over hearth and a gas coal effect fire inset.

Kitchen

10'10" x 7'11" (3.30m x 2.41m)

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. Appliances

built in consist of an under unit oven with a gas hob over and stainless steel effect extractor over. Partly tiled walls, tile effect flooring, radiator, and a decorative coving finish to the ceiling. Pantry storage cupboard with a window to the side, double glazed window to the rear, and a partly glazed door to the side allowing access to the garage area.

FIRST FLOOR

Landing

Loft access via the hatch area, decorative picture rail to the walls and doors to:-

Bedroom One

16'8" to bay 12'5" to wall x 10'11" (5.08m to bay 3.78m to wall x 3.33m)

Double glazed bay window to the front, wood effect flooring, decorative coving finish to the ceiling and a radiator. Built in double wardrobes/storage cupboards either side of the chimney breast with overhead units above.

Bedroom Two

14'3" x 10'11" (4.34m x 3.33m)

Double glazed window to the rear, radiator, wood effect flooring, and a decorative coving



finish to the ceiling. Double storage/wardrobes either side of the chimney breast area.

Bedroom Three

9'1" x 6'7" (2.77m x 2.01m)

Double glazed window to the front, radiator, wood effect flooring, decorative coving finish to the ceiling and a built in single wardrobe/storage situated over the stairs

Bathroom

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

Suite comprised of a panelled bath with a boiler fed shower over, and a pedestal wash hand basin. radiator, partly tiled walls, partly panelling to the walls over the bath area. Wood effect flooring, storage cupboard, radiator and a double glazed window to the front.

WC

5' x 3'5" (1.52m x 1.04m)

Low flush WC, wood effect flooring, storage cupboard and a double glazed window to the side

OUTSIDE

Tandem Garage

28'7" x 9'4" (8.71m x 2.84m)

Double doors to the front with a further single door also to the front gibling

access to the driveway area. Double glazed door to the rear leading through to the rear garden area. Plumbing for a washing machine, outside tap, electric supply, lighting and a pedestal wash hand basin. Storage cupboard towards the front of the garage area. Internal door to the side into:-

Downstairs WC

4'1" x 2'8" (1.24m x 0.81m)

High flush WC, single glazed window to the rear, Quarry style tiling to the floor area.

Rear Garden

Paved patio area leading to a garden laid mainly to lawn with mature shrubbery flower bed borders. Mixture of wall, fence and low wall borders, timber built shed, outside light and a security light.

