



Offers In The Region Of £350,000

Darley Avenue, Hodge Hill, Birmingham, B34 6JB

**** DETACHED ** MASSES OF POTENTIAL ** GARAGE ** WET ROOM ** CONSERVATORY ****

This DETACHED property is set within a great size CORNER PLOT which offers masses of potential subject to the relevant permissions. The property currently offers a GATED DRIVEWAY with off road parking for multipole vehicles, enclosed entrance porch, entrance hallway with a cloaks cupboard, TWO RECEPTION ROOMS, a CONSERVATORY to the side, kitchen to the rear, UTILITY area off the kitchen, a WET ROOM and an over sized garage to the ground floor. To the first floor there is a landing area, THREE BEDROOMS, a bathroom and a separate WC. The property has a low maintenance rear garden with further side gated access for further parking or just access directly into the garden area. The property is offered with NO UPWARD CHAIN. Energy Efficiency Rating:- D

Front Garden/Driveway

Fence perimeters with double vehicular access gates leading to the Creteprint driveway/front garden providing off road parking for multiple vehicles. Partly double glazed double doors giving access to:-

Entrance Porch

7'5" x 3'2" (2.26m x 0.97m)

Enclosed entrance porch with double glazed windows to the front and to the side, lantern style ceiling mounted light, and panelling to the ceiling area. Double glazed window to the rear looking into/out of the entrance hallway area and a wooden partly glazed door leading into:-

Entrance Hallway

12'5" x 7'5" (widest point) (3.78m x 2.26m (widest point))

Stairs rising to the first floor landing area with an open space below for hanging and storing coats/shoes. Panelling in place of a banister to the outer stairs area, and further panelling below the window to the front which continues through the stairs area to the wall. Quarry style tiling to the floor area, a radiator and a convenient storage cupboard (4'3" x 2'8") housing the utility meters, fuse box and benefitting from a light, coat hooks and wood effect flooring.

Reception Room One

13'4" x 11'10" (4.06m x 3.61m)

Double glazed windows to the front and to the side with the benefit of plantation blinds and fixed pelmets above. Radiator, wood effect flooring, ceiling mounted fan light and an original style tiled fireplace with an open decorative cast grate inset.

Reception Room Two

11'11" x 9'11" (3.63m x 3.02m)

Double glazed window to the side of a set of double glazed doors to the rear allowing access to the rear garden area and benefitting from plantation blinds and fixed pelmets over. Radiator, decorative coving finish to the ceiling area, fan light also to the ceiling area, and wood effect flooring. Bi-fold partly glazed doors to the side allowing access to the conservatory area.

Kitchen

9'3" x 8'6" (2.82m x 2.59m)

Range of wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over inset. Plumbing for a washing machine, parquet style flooring, tiling to the walls with a decorative dado tile inset and an alcove to one wall with a convenient hanging rail for utensils inset. Double glazed window to the rear with the benefit of plantation blinds, and a double glazed door to the side allowing access to :-

Utility Room

5'10" x 6'7" (1.78m x 2.01m)

Radiator, double glazed window to the rear with vertical blinds and a double glazed door also to the rear with vertical blinds allowing access to the rear garden area. Outside tap and fixed house system, double bi-fold doors to the front allowing access to the garage area and an internal door to the side giving access to:-

Wet Room

5'9" x 4'9" (1.75m x 1.45m)

Walk in wet room with an electric shower incorporated, with bi-fold half height shower enclosures, low flush WC, and a wall mounted corner wash hand basin with a mixer tap over. Panelling to the ceiling with a ceiling mounted light, tiling to the walls, and a double glazed window to the rear with vertical blinds.

Conservatory

9'9" x 9'2" (2.97m x 2.79m)

Double glazed conservatory with windows on the front, rear and side, some opening windows incorporated. Vertical blinds all round and concertina blinds to the ceiling/roof area. Radiator, please note there is no access from the conservatory into the garden area, and the conservatory can only be accessed via the second reception room.

FIRST FLOOR

Landing

Double glazed window to the side with plantation blinds covering, wood effect flooring, and wooden panelling through the stairs area only. Storage cupboard (5'6" x 2'1" with a rail incorporated and a light. Doors to:-

Bedroom One

13'5" x 10'2" (4.09m x 3.10m)

Double glazed window to the front with the benefit of plantation blinds over, ceiling mounted fan light, radiator, and wood effect flooring. Storage cupboard with double decorative lattice style fronted doors for access.



Bedroom Two

11'11" max 9' min x 9'10" max 6'11" min (3.63m max 2.74m min x 3.00m max 2.11m min)

Double glazed window to the rear with the benefit of plantation blinds fitted and a fixed pelmet over. Radiator, wood effect flooring, and a ceiling mounted fan light.

Bedroom Three

9'7" x 6'8" max 6'1" min (2.92m x 2.03m max 1.85m min)

Double glazed window to the front with the benefit of plantation blinds and a fixed pelmet above. Radiator, wood effect flooring, a ceiling mounted fan light, and a build in storage cupboard (2'8" x 2'5") currently housing the boiler.

Bathroom

6'8" x 5'6" (2.03m x 1.68m)

Suite comprised of a panelled bath with an electric shower over and concertina shower screen to the side, and a wash hand basin inset to a vanity unit providing storage below. Marble effect panelling to the walls, wood effect flooring, radiator, and a double glazed window to the rear with the benefit of plantation blinds

WC

3'9" x 2'8" (1.14m x 0.81m)

Low flush WC, marble effect panelling to the walls, wood effect flooring, and a double glazed window to the side.

OUTSIDE

Garage

15'11" x 11' (4.85m x 3.35m)

Electric up and over/roller garage door to the front, electric supply, lighting and a further fuse board to the wall. Double bi-fold doors to the rear leading to/from the utility area.

Rear Garden

Creteprint patio area with steps in three separate places and flower beds in-between leading down to the low maintenance artificial lawn area. Further Creteprint patio area to the side of the lower lawn area, and an even further Creteprint area to the outer conservatory area with double access gates to the side of the property providing secure further parking areas if required. Fence perimeters surrounding the rear garden area and a covered canopy area leading to the middle steps from the second reception area.

