PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Bromford Road, Hodge Hill, Birmingham, B36 8HA

Offers In The Region Of £325,000

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** GREAT OPPORTUNITY ** LARGER THAN AVERAGE REAR GARDEN ** TRADITIONAL BUILD **

This traditional bay fronted semi-detached property has been maintained well but requires modernisation throughout. The property currently offers a DRIVEWAY and front garden area to the front (therefore the driveway could be made larger if the garden was removed) Enclosed entrance porch, entrance hallway with storage, TWO RECEPTION ROOMS both with bay areas, a kitchen, UTILITY ROOM off the kitchen area to the rear of the GARAGE, which also houses a DOWNSTAIRS WC. To the first floor area there are THREE BEDROOMS (two doubles and a single) a family shower room and a separate WC with a handy wash hand basin. The rear garden is LARGER than average and will provide a GREAT FAMILY SPACE or potential to extend without restricting your garden space. Energy Efficiency Rating:- Awaiting

Front Garden

Low wall borders to a paved front garden with mature shrubbery and flower beds to one side of the steps, and a driveway for two vehicles to the other side of the steps. Double doors leading to:-

Entrance Porch

11'10" x 3'4" (3.61m x 1.02m)

Enclosed entrance porch with windows to the front, shared window to the side into the front reception room, and a further window to the rear into the entrance hallway. Decorative circular window to the rear into the store area. Wall mounted light, Quarry style tiling, and a door to the rear into:-

Entrance Hallway

12'5" x 7' (3.78m x 2.13m)

Stairs rising to the first floor landing area, radiator, and an under stairs storage cupboard, a decorative coving finish to the ceiling and a further cloakroom with a decorative circular leaded window to the front. Doors to:-

Reception Room One

16' into bay 12'4" to wall x 10'9" (4.88m into bay 3.76m to wall x 3.28m)

Bay window to the front, radiator, decorative coving finish to the ceiling and a retro design fire surround with a gas fire inset (un-sure of working order)

Reception Room Two

14' into bay 10'10" to wall x 14' (4.27m into bay 3.30m to wall x 4.27m)

Double glazed windows either side of a set of double glazed sliding doors inset to a bay area allowing access to the rear garden. Radiator, decorative coving finish to the ceiling area and a feature brick fireplace with marble effect shelving to either side of the chimney breast area. Coal effect gas fire inset to the chimney breast with marching marble effect back over hearth.

Kitchen

13'10 into bay 10'10 to wall x 7'1" (4.22m into bay 3.30m to wall x 2.16m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit inset to the bay area with storage below. Partly tiled walls, Parquet style flooring, radiator, and a decorative coving finish to the ceiling area, Pantry 3/10" x 2'10" with shelving for storage, double glazed box bay window to the rear and a glazed door tot he side leading through to:-

Utility Room

12'5" x 6'9" (3.78m x 2.06m)

Wall mounted units, wooden panelling to the walls, tiling to the floor area, and a pedestal wash hand basin. Plumbing for a washing machine, further plumbing for a dishwasher, a double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area. Further door to the front leading into:-

Garage

15'9" x 7' (4.80m x 2.13m)

Up and over door to the front leading to the driveway area, lighting, and a further bi-fold door to the side leading to:-

Downstairs WC

3'11" x 2'6" (1.19m x 0.76m)

Low flush WC, with partly tiled walls, ceiling mounted light, Quarry style tiling to the floor area and bi-fold doors for access.

FIRST FLOOR

Landing

Loft access via the hatch area, and a decorative coving finish to the ceiling area. Doors to:-

Bedroom One

16' into bay 12'4" to walls x 10'9" (4.88m into bay 3.76m to walls x 3.28m)

Bay window to the front, radiator and a decorative coving finish to the ceiling area.

Bedroom Two

13'11" x 11' (4.24m x 3.35m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area. Fitted bedroom units consisting of a double wardrobe with sliding access doors, and two double over head units also with sliding access doors over the display shelving area inset to either side of the chimney breast.

Bedroom Three

9'2" x 6'10" (2.79m x 2.08m)

Window to the front, radiator, and a built in storage cupboard over the stairs area.

Shower Room

9'6" x 7'1" (2.90m x 2.16m)

Suite comprised of a double curved design shower cubicle with sliding doors for access and an electric shower inset. Ornate design pedestal wash hand basin with ornate design taps, tiling to the walls, storage cupboards, one housing the boiler. Radiator, decorative coving finish to the ceiling area and a double glazed window to the rear.

Upstairs WC

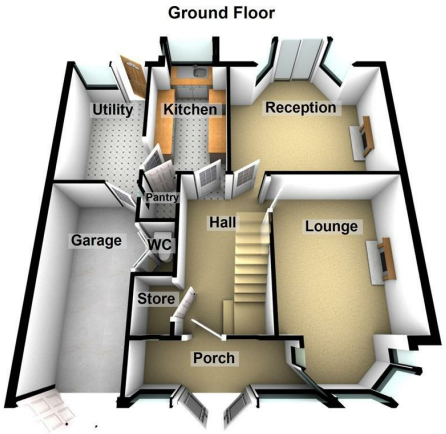
4'5" x 3'5" (1.35m x 1.04m)

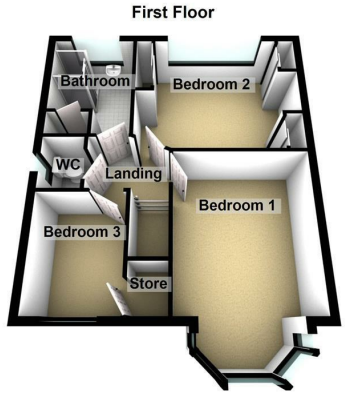
Low flush WC, and a corner vanity unit with a wash hand basin inset. Tile effect flooring, tiling to the wall areas with a decorative dado design tile inset. Decorative coving finish to the ceiling area and a double glazed window to the side.

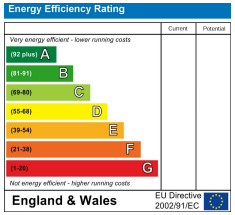
OUTSIDE

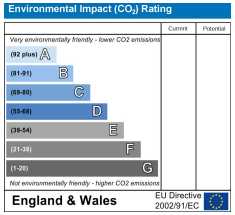
Rear Garden

The rear garden appears to go on and on and on. The garden is a mature well established rear garden set over various tiers with steps leading to each or fence divides. Paved patio area closest to the property with. steps and low wall retaining flower beds to either side of the path area leading down to a decorative semi-circular further step area and paved areas either side leading through to a paved pathway divide with mature shrubbery and flower bed borders either side. Decorative archway with open fencing either side leading to further steps and flower beds either side. Garden laid mainly to lawn with a decorative edged flower bed inset. There is a further paved area to the rear which currently houses a timber shed and a flower bed to the other side. Mixture of wall and fence perimeters, security light and an outside tap









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