

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Fowey Road, Hodge Hill, Birmingham, B34 6DS

Offers Over £280,000



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**** IMMACULATE THROUGHOUT * EXTENDED * DOUBLE REAR GARAGE * THROUGH LOUNGE ****

WOW what an AMAZING property throughout, if you are looking for a property that requires no work then this could be the one for you. The property has a block paved DRIVEWAY to the front providing off road parking, open entrance porch area, entrance hallway with storage, THROUGH LOUNGE, a study/office/lobby area which was the original kitchen area, with a side storage area currently, housing the boiler, and an EXTENDED MODERN FITTED KITCHEN to the ground floor. To the first floor there is a landing area THREE BEDROOMS (two doubles and a single box bedroom) and an EXTENDED STUNNING FAMILY BATHROOM. The rear garden is a LONGER THAN AVERAGE size and has been cleverly designed and maintained. The property also benefits from a DOUBLE GARAGE to the rear accessed via the rear communal driveway. Energy Efficiency Rating:- Awaiting.

Front Garden/Driveway

Low fence borders to either side of the block paved driveway providing off road parking for multiple vehicles. UPVC door to the side of the property allowing access to the side entrance storage area. Decorative archway opening to:-

Entrance Porch

Open canopied entrance porch area with a further decorative archway door leading through to:-

Entrance Hallway

12' x 5'7" (3.66m x 1.70m)

Stairs rising to the first floor landing area with a storage cupboard below, radiator, double glazed window to the side, and a further storage cupboard housing the utility meters. Real wood flooring an opening to the rear into the office/study area and a door to the side into:-

Through Lounge

25'10" into bay 23'10" to wall x 10' (7.87m into bay 7.26m to wall x 3.05m)

Double glazed curved bay window to the front, decorative picture rail to the walls, a decorative coving finish also to the walls, and a decorative ceiling rose in either section of the through lounge. A radiator either end of the through lounge area, decorative archway opening

in-between the two areas creating a part divide, and double glazed windows either side and at matching height to the double glazed French doors allowing access to/from the rear garden area. Decorative Art Deco marble effect fireplace with a stone bed gas fire inset, and real wood flooring continuing through from the entrance hallway area.

Office/Study/Lobby Area

6'9" x 5'8" (2.06m x 1.73m)

Opening to/from the entrance hallway, further opening to what would of been the original under stairs storage cupboard within the hallway area. Radiator, decorative coving finish to the ceiling area, spotlights also inset to the ceiling area and real wood flooring continuing through from the entrance hallway area. Door to the side into the side storage cupboard (was the side entrance area) 14'4" x 2'8" - UPVC door to the front, ceiling mounted light, wall mounted boiler and wood effect flooring. Opening from this area, which was originally the kitchen area through to:-

Extended Kitchen

11'11" x 7'9" (3.63m x 2.36m)

Range of wall mounted and floor standing base units in a modern high gloss grey effect finish, stone effect work surfaces incorporating a

Porcelain sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Bosch oven, Lamona gas hob over and a glass effect splash back to the wall with an extractor over. Plumbing for a washing machine, white brick design partly tiled walls, and further tiling to the floor area with matching up-stands to the lower part of the wall. Spotlights inset to the ceiling area, a double glazed window to the rear, further double glazed window to the side and a double glazed door also to the side allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Double glazed window to the side, spotlights inset to the ceiling area and doors to:-

Bedroom One

12'10" into bay 10'4" to wall x 10' (3.91m into bay 3.15m to wall x 3.05m)

Double glazed curved bay window to the front, radiator, decorative coving finish to the ceiling area and wood effect flooring

Bedroom Two

13'4" x 10'5" max 8'5" min (4.06m x 3.05m 1.52m max 2.57m min)

Double glazed window to the rear, radiator,



decorative coving finish to the ceiling, wood effect flooring and the loft hatch giving access to the loft area which has the benefit of a light.

Bedroom Three

7'3" x 6' (2.21m x 1.83m)

Double glazed window to the front, radiator and a waist high alcove over the stairs (2'6" x 2') this could be converted to a build in wardrobe to save room space.

Extended Family Bathroom

7'11" x 6'9" (2.41m x 2.06m)

Modern white suite comprised of a L-shaped panelled bath with a mixer tap over, L-shaped shower screen to the side, and a boiler fed ornate design rainfall shower over with a further detachable shower head. Concealed flush WC and an over sized wash hand basin inset to a vanity unit with three storage cupboards below and two drawers. Mirror over the washbasin area, ladder style radiator, white brick design partly tiled walls with a decorative chrome trim. The tiling extends into the window recess area and creates the window sill. Ornate design tiling to the floor area, extractor to the ceiling inset with a spotlight fitting, and a double glazed window to the rear.

OUTSIDE

Rear Garden

L-shaped block paved patio area with a

mixture of wall and fence borders, decorative slate covered areas inset, double outside electrical socket, out side tap and a triple decorative lamp post. Raised flower beds which create a divide either side of the block paved area leading to a garden laid mainly to lawn with flower bed borders. Decorative edging to the two rear corners housing further decorative slate flower beds, two pillar style lights, and spotlights also inset. Personal door to the rear into:-

Double Garage

20'2" x 15'8" (6.15m x 4.78m)

The garage has a single up and over door to the rear communal access driveway area, double glazed windows to the front into the rear garden area, lighting, electric supply, and a separate fuse board from the main property.

