



## 79 Ventnor Avenue, Hodge Hill, B36 8EF

### £450,000

This Beautiful one of a kind extended semi detached property in Hodge Hill briefly comprises porch, entrance hallway, two reception rooms, kitchen diner, utility area, garden room, downstairs WC, five bedrooms, master with en-suite, family bathroom, garden, off road parking and garage. The property also benefits from double glazing and central heating.



## Approach

Via Driveway with off road parking.

## Porch

Door to front, leading to hallway.

## Hallway

12'8 x 7'2 (3.86m x 2.18m)

Stairs to first floor accommodation, storage cupboard, radiator and ceiling light point.



## Reception One

16'8 x 10'10 (5.08m x 3.30m)

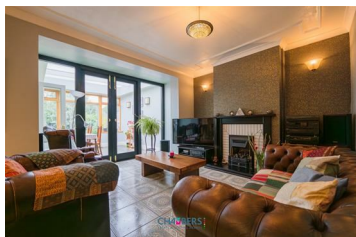
Double glazed window to front, electric fire with decorative surround, radiator and ceiling light point.



## Reception Two

21'9 x 13'11 (6.63m x 4.24m)

Double doors to the garden room, access to the kitchen, gas fire with decorative surround, door leading to utility and pantry, radiator and ceiling light point.



## Kitchen

13'0 x 15'5 (3.96m x 4.70m)

Three double glazed windows, wall base and drawer units, gas hob with extractor over, two electric ovens, integral microwave and dishwasher, sink with mixer tap and drainer, space for freestanding fridge freezer, door to garden room, radiator and ceiling light point.



## Garden Room

Double glazed window to rear, double glazed double doors to the garden, double doors through to lounge, radiator and two wall lights.



## Utility Room

13'11 x 5'11 (4.24m x 1.80m)

Housing central heating boiler, wall and base units, sink with drainer and mixer tap, extractor fan, door to W/C, door leading to garage, space for white goods and ceiling light point.



## Downstairs W/C

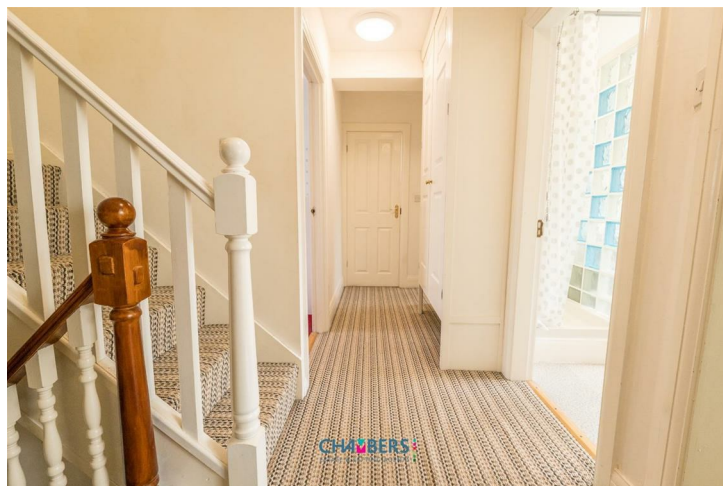
4'8 x 3'3 (1.42m x 0.99m)

Low level W/C, hand wash basin and ceiling light point.

## First floor landing

11'4 x 3'7 (3.45m x 1.09m)

Storage cupboard, stairs to second floor accommodation and ceiling light point.



### Bedroom Two

16'0 x 9'7 (4.88m x 2.92m)

Double glazed bay window to front, fitted wardrobes, radiator and ceiling light point.



### Bedroom Three

12'6 x 9'9 (3.81m x 2.97m)

Double glazed window to rear, radiator and ceiling light point.



### Bedroom Four

13'7 x 13'10 (4.14m x 4.22m)

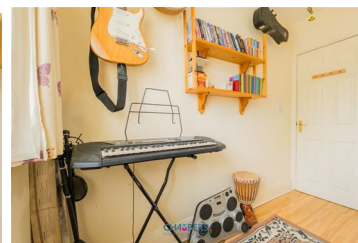
Double glazed bay window to fore, radiator and ceiling light point.



### Bedroom Five

9'8 x 5'11 (2.95m x 1.80m)

Double glazed window to rear, radiator and ceiling light point.



### Separate W/C

3'8 x 3'5 (1.12m x 1.04m)

Low level W/C, hand wash basin and ceiling light point.

### Bathroom

13'3 x 6'10 (4.04m x 2.08m)

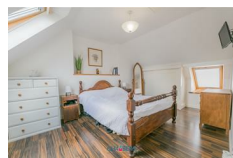
Double glazed obscure window to rear, panel bath, separate shower cubicle, low level W/C, hand wash basin, heated towel rail and ceiling light point.



### Bedroom One

13'3 x 6'6 (4.04m x 1.98m)

Located on the second floor, two velux windows, storage cupboards, space for a walk in wardrobe, radiator and ceiling light point.



### Ensuite

6'11 x 6'5 (2.11m x 1.96m)

Velux window, shower cubicle, low level W/C, hand wash basin, heated towel rail and ceiling light point.



### Garage

11'5 x 6'6 (3.48m x 1.98m)

### Rear Garden

Mainly laid to lawn, paved area, mature shrubs to borders and enclosed to neighbouring boundaries.





### Further Information

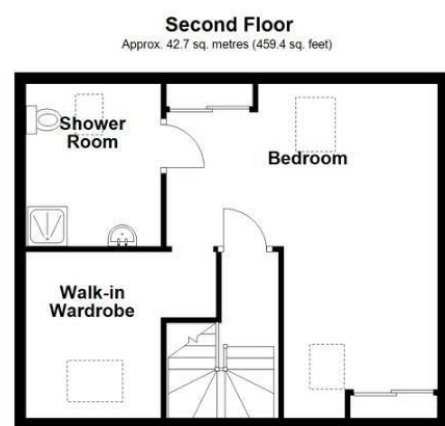
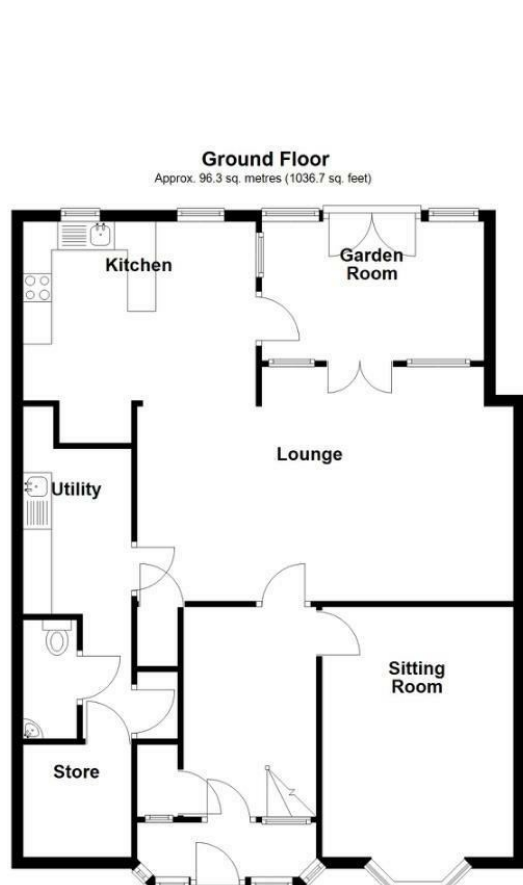
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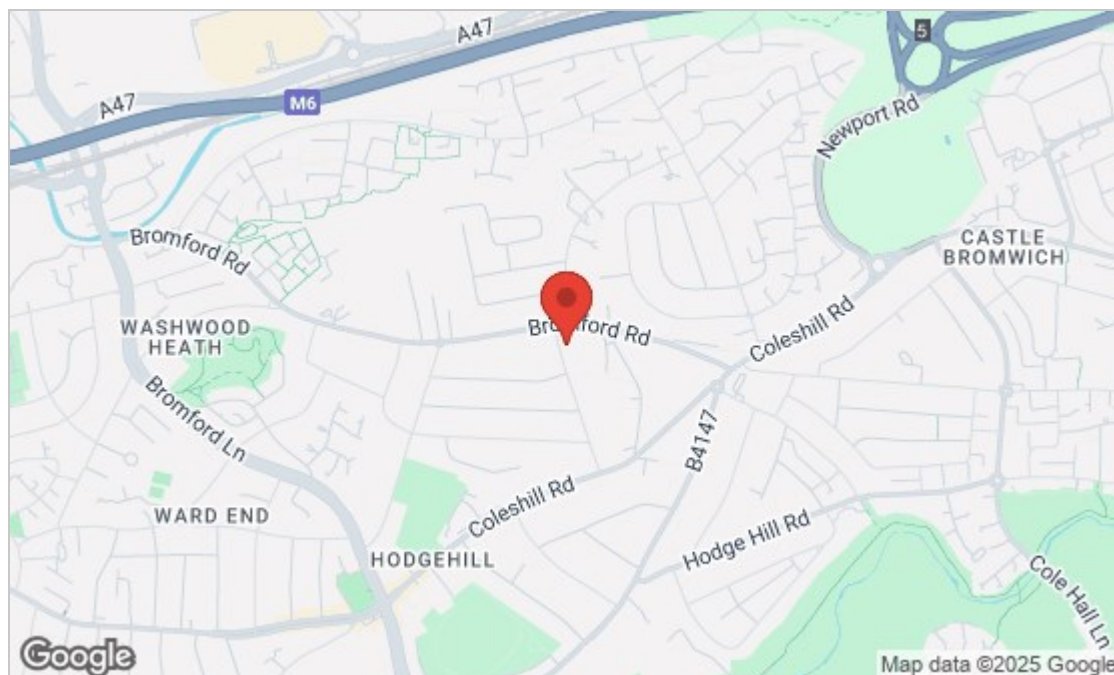
NB: The property has been underpinned.

Council Tax Band - D

EPC Rating - D



Total area: approx. 203.6 sq. metres (2191.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	77
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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