



Hugh Villas, Birmingham





## Property Description

A traditional style three bedroom mid terrace property, situated on a walk way, just off Hugh Road. Accommodation comprises entrance hallway, lounge, dining room, breakfast room, kitchen, lobby, and ground floor bathroom. First floor has three bedrooms and Guest WC. Property further benefits from double glazing, gas central heating, and rear garden. This is an ideal family home.

## Approach

Paved pathway leading to double glazed door into:

## Entrance Porch

Central heating radiator and wooden flooring.

## Entrance Hallway

Central heating radiator, wood effect laminate flooring, stairs to first floor accommodation and all doors off:

## Lounge

10' 8" into recess x 13' 2" ( 3.25m into recess x 4.01m )

Double glazed window to front elevation, feature fire with surround, central heating radiator.

## Dining Room

10' 8" into recess x 13' 2" ( 3.25m into recess x 4.01m )

Double glazed window to rear elevation, central heating radiator and wood effect laminate flooring.

## Reception Room Three

8' 7" x 14' 8" ( 2.62m x 4.47m )

Double glazed window to side elevation, central heating radiator, built in storage cupboard, wood effect laminate flooring and door into:

## Kitchen

13' 11" x 8' 4" ( 4.24m x 2.54m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer unit, space and connections for range cooker, space and plumbing for washing machine, space for appliances and central heating boiler housed.

## Rear Lobby

Door to bathroom and double glazed door to side elevation.

## Ground Floor Bathroom

Double glazed window to side elevation, panelled bath, wash hand basin, W.C, central heating towel rail.

## Landing

Stairs leading to loft and all doors off

## Bedroom One

13' 9" into recess x 11' 4" ( 4.19m into recess x 3.45m )

Double glazed window to front elevation, central heating radiator.

## Bedroom Two

13' 3" x 8' 7" into recess ( 4.04m x 2.62m into recess )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

11' 10" x 8' 6" ( 3.61m x 2.59m )

Double glazed window to rear elevation, central heating radiator.

## Separate W.C

Double glazed window to side elevation, wash hand basin, W.C and tiled flooring.

## Rear Garden

Fencing to boundaries, paved patio areas and outside tap.













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