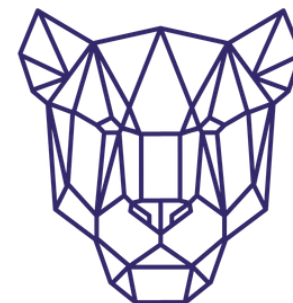




Guide Price - £625,000

Westbourne Avenue, Hodge Hill, Birmingham, B34 6AN

 x6  x2  x4



**PANTERA
PROPERTY**



Pantera Property welcome to the market a substantial six-bedroom semi-detached house providing accommodation arranged over three floors.

Property Description

The property is a substantial six-bedroom semi-detached house providing accommodation arranged over three floors.

Externally, the property is of traditional brick construction beneath a pitched tiled roof incorporating solar panels, with uPVC double glazed windows throughout.

Off-street parking is provided via a block paved driveway to the front of the property. To the rear, the property benefits from an enclosed garden laid predominantly to lawn, with a paved patio area adjoining the rear elevation. The property measures approximately 2,217 sq.ft.

Accommodation

Ground Floor: Entrance porch and hall, two reception rooms, kitchen/dining room, office and bathroom.

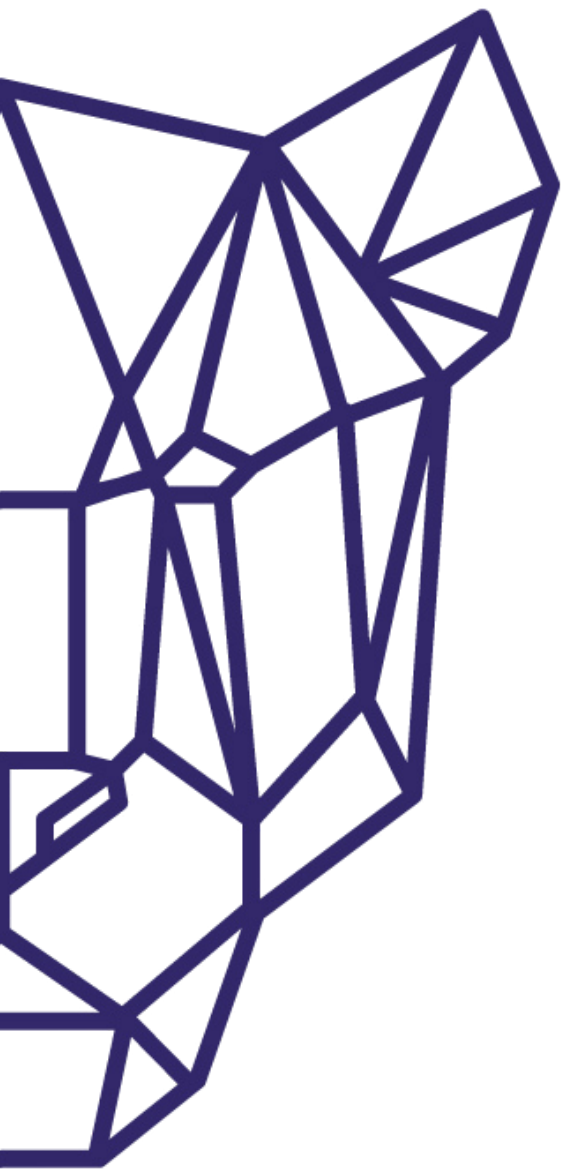
First Floor: Four bedrooms, one with en-suite, landing and separate WC.

Second Floor: Two further bedrooms, one with en-suite and the other with fitted storage to the eaves.

Please call the office on 0330 118 6610 and ask for George for any further details.



Floorplan to follow



Additional Information

Local Authority: Birmingham Council	Tenure: Freehold	Size: 2,217 sq.ft	Council Tax Band: D
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Location

The property is situated on Westbourne Avenue in Hodge Hill, Birmingham. Hodge Hill is an established residential area to the east of Birmingham city centre, providing access to a range of local amenities including shops, schools, restaurants and recreational facilities. The area also benefits from a number of transport links providing access to Birmingham city centre and the surrounding areas.

Viewing

Please contact George at Pantera Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



PANTERA
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