

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Heath Way, Hodge Hill, Birmingham, B34 6LG

Offers In The Region Of £290,000



## Offers In The Region Of £290,000

### Heath Way, Hodge Hill, Birmingham, B34 6LG

**\*\* NO UPWARD CHAIN \*\* THREE BEDROOMS \*\* OPEN PLAN TWO RECEPTIONS \*\* GARAGE \*\***

GREAT OPPORTUNITY To purchase a SEMI-DETACHED property with a SIDE GARAGE in HODGE HILL. The property consists of a DRIVEWAY to the front providing off road parking for multiple vehicles, open entrance porch, entrance hallway, TWO RECEPTIONS which are open plan, kitchen, and CONSERVATORY to the ground floor. To the first floor there are THREE BEDROOMS (two doubles and a single) and a modern family bathroom.. The property also benefits from a side garage and private rear garden. Energy Efficiency Rating :-D

#### Front Garden

Low wall borders to the front and to one side, raised kerb stone edging to the other side. Mixture of Creteprint and block paving creating a driveway providing off road parking for two vehicles. Flower bed to the front of the garden area, and a decorative arch way opening allowing access to:-

#### Entrance Porch

Canopied entrance porch creating shelter from the typical British weather, and a double glazed door leading to:-

#### Entrance Hallway.

Stairs rising to the first floor landing area with a storage cupboard below and decorative partly panelled wall.. Double glazed window to the side, radiator, decorative coving finish to the ceiling, and grey wood effect flooring. Doors to:-

#### Reception Room

**12'11" into bay 9'11" to wall x 12' (3.66m'3.35m" into bay 2.74m'3.35m" to wall x 3.66m)**

Double glazed curved design bay window to the front, bay radiator, grey wood effect flooring, decorative coving finish and ceiling rose to the ceiling. Opening through to:-

#### Reception Room

**11'3" x 10'7" (3.35m'0.91m" x 3.05m'2.13m")**

Double glazed sliding patio doors to the rear allowing access to/from the conservatory area. Vertical design flat column style radiator, grey wood effect flooring

extending through from the front reception room. Decorative ceiling rose and coving finish to the ceiling area. Wooden style fire surround with a stone effect back over hearth with a coal effect gas fire inset.

#### Kitchen

**10'10" x 6'9" (3.05m'3.05m" x 1.83m'2.74m")**

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Plumbing for a washing machine, extractor over the cooker area and grey wood effect flooring. Open pantry area under the stairs proving storage, partly tiled walls extending over the window sill area, coving finish to the ceiling area, double glazed window to the rear and a double glazed door to the side allowing access to/from the conservatory. NB- we have added white areas to conceal personal items on the photo, adding privacy for the owners.

#### Conservatory

**10' x 7'1" (3.05m' x 2.13m'0.30m")**

Partly brick built with double glazed windows to one side and to the rear, wood effect flooring, and a double glazed door to the side leading into the rear garden area..

#### FIRST FLOOR

#### Landing

Double glazed window to the side, loft access hatch area, coving finish to the ceiling area and doors to:-

#### Bedroom One

**13'4" into bay 10'1" to wall x 10'6" (3.96m'1.22m" into bay 3.05m'0.30m" to wall x 3.05m)**

Double glazed curved design bay window to the front, radiator, grey wood effect flooring and a coving finish to the ceiling.

#### Bedroom Two

**11'9" x 10'8" (3.35m'2.74m" x 3.05m'2.44m")**

Double glazed window to the rear, grey wood effect flooring, coving finish to the ceiling, and fitted wardrobes to one wall with three sliding access doors.

#### Bedroom Three

**8'6" max 7'5" min x 6'8" (2.44m'1.83m" max 2.13m'1.52m" min x 1.83m'2.44m")**

Double glazed window to the front, radiator, coving finish to the ceiling and grey wood effect flooring.

#### Bathroom

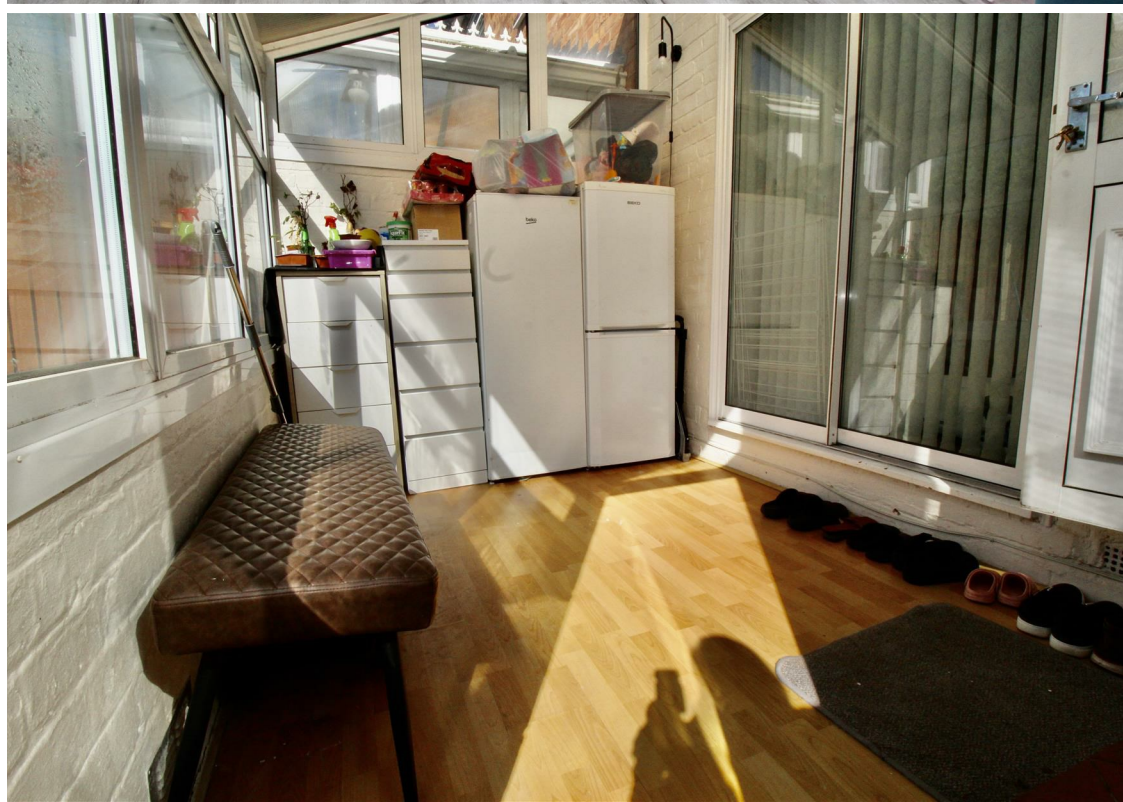
**5'7" x 5'5" (1.52m'2.13m" x 1.52m'1.52m" )**

Suite comprised of a panelled bath with a mixer tap shower over and bi-fold shower screen to the side.. low flush WC, and a pedestal wash hand basin.. tiling to the floor, tiling to the walls, and a double glazed window to the rear. The bathroom has a space saving sliding access door from the landing area..

#### OUTSIDE

#### Rear Garden

Block paved patio area with kerb stone edging divide to the flower bed borders. Raised paved patio area to



one side extending to create a pathway to the side of the garden laid mainly to lawn.. Mature shrubbery and flower bed borders, outside tap and an outbuilding/store accessed via the garden only.

Garage

16'11" x 7'2" (4.88m'3.35m" x 2.13m'0.61m")

Double doors to the front leading to/from the driveway area, window to the rear and opening also to the rear directly into the garden area.

Ofcom Broadband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good  
SUPERFAST Highest available download speed - 79 Mbps - Highest available upload speed - 20 Mbps - Availability Good  
ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

Ofcom Mobile

Results for Heath Way

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and Variable in-home  
O2 Good outdoor and Variable in-home  
3 Good outdoor, and in-home  
Vodafone Good outdoor and in-home

Performance across your postal district

This shows the percentage of measurements

across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 83%  
O2 76%  
Three 78%  
Voda 76%  
Performance scores should be considered as a guide since there can be local variations.

Flood Risk

Surface Water  
Yearly Chance - Very Low  
Yearly Chance between 2040-2060 - Very Low  
  
Rivers & Seas  
Yearly Chance - Very Low  
Yearly Chance between 2036 - 2069 - Very Low

