

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Falmouth Road, Hodge Hill, Birmingham, B34 6EH

Offers Over £230,000



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** NO UPWARD CHAIN ** EXTENDED ** DOUBLE GARAGE ** DRIVEWAY ** TWO RECEPTIONS **

This traditional style semi-detached property benefits from a GATED DRIVEWAY providing off road parking for added security, an ENCLOSED ENTRANCE PORCH, entrance hallway, Two RECEPTION ROOMS (the rear one has been EXTENDED), an EXTENDED KITCHEN, a built-in side entrance, larger than average low maintenance rear garden which gives access to a DOUBLE GARAGE at the very rear of the garden area. To the first floor there are THREE BEDROOMS (two doubles and a single box bedroom) and a modern SHOWER ROOM. The property requires modernisation but has a great size blank canvas to start with. EPC Rating:- Awaiting

Front Garden/Driveway

Fence borders to either side of the paved front garden/driveway area with double gates for vehicular access and a single gate for pedestrian access. UPVC door to the side of the property leading to the built-in side entrance area. Raised low wall retaining flower bed to one front corner of the garden area. Double glazed door allowing access to:-

Entrance Porch

Enclosed entrance porch area with double glazed windows to the front either side of the entrance door, wall mounted lantern style light, wooden style panelling to the walls and to the ceiling area. Further double glazed door allowing access to:-

Entrance Hallway

14'7" x 5'11" (4.45m x 1.80m)

Stairs rising to the first floor landing area with a storage cupboard below, further storage cupboards either side of the entrance door housing the utility meters. Double glazed window to the side and doors to:-

Reception Room One

12'5" into bay 10'5" to wall x 10'5" (3.78m into bay 3.18m to wall x 3.18m)

Double glazed angled bay window to the front,

radiator, and a decorative coving finish to the ceiling area.

Reception Room Two (Extended)

18'10" x 10'5" max 9'8" min (5.74m x 3.18m max 2.95m min)

Double glazed sliding patio doors to the rear allowing access to the rear garden area, stone effect hearth to the chimney breast area, radiator, and wood style panelling to one wall.

Kitchen (Extended)

8'6" x 5'7" + 8'5" x 6'3" (2.59m x 1.70m + 2.57m x 1.91m)

Range of wall mounted and floor standing base units with a work surface over providing space below for white goods or a breakfast bar area. Stainless steel effect sink with a drainer either side and mixer tap over. Plumbing for a washing machine, partly tiled walls, tile effect flooring and a radiator. Double glazed window to the rear, double glazed door also to the rear allowing access to the canopied rear porch area. Further double glazed door to the front allowing internal access to the built-in side entrance area.

Side Entrance

15'6" x 2'8" (4.72m x 0.81m)

Window to the side into the under stairs storage cupboard, UPVC door to the front leading to the

front garden/driveway area and tile effect flooring.

FIRST FLOOR

Landing

Double glazed window to the side, storage cupboard over the stairs, and a loft hatch access area.

Bedroom One

12'9" into bay 10'5" to wall x 10'5" (3.89m into bay 3.18m to wall x 3.18m)

Double glazed bay window to the front, and a radiator.

Bedroom Two

13'5" x 10'5" (4.09m x 3.18m)

Double glazed window to the rear extending to one side to create a half bay, and a radiator.

Bedroom Three

7' x 5'8" (2.13m x 1.73m)

Double glazed window to the front, radiator, and a wall mounted boiler.

Shower Room

6'9" x 5'7" (2.06m x 1.70m)

Suite comprised of a walk in shower cubicle with a boiler fed shower inset, low flush WC and a



pedestal wash hand basin. Radiator, marble effect panelling to the walls, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Canopied open porch area to the rear of the kitchen area leading to the paved patio housing a timber shed, leading to a low maintenance further paved garden area with mature shrubbery and flower bed borders. Decorative open design fence divide leading to even further paved areas with mature shrubbery and flower beds inset.

Double Garage

20'2" x 16'4" (6.15m x 4.98m)

Double up and over door to the rear giving access to/from the communal secure gated driveway area. Window to the front into the garden area and a personal door allowing access to/from the rear garden area.

OFCom Mobile Coverage

OFcom Mobile Coverage
Results for 11 Falmouth Road

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
- O2 Good outdoor and variable in-home
- 3 Good outdoor, variable 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.

O2- 75%
Vodafone 80%
Three 76%
EE 84%
Performance scores should be considered as a guide since there can be local variations.

OfCom Brodband Coverage

STANDARD - Highest available download speed - 6 Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

