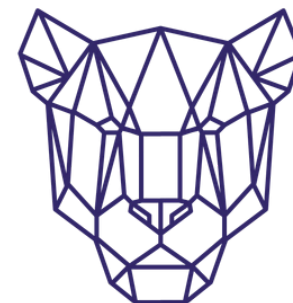




Guide Price - £625,000

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 comprises a substantial six-bedroom semi-detached house, extending to approximately 2,271 sq. ft. and arranged over three floors. The property offers spacious and versatile accommodation, with a number of distinguishing features including multiple reception rooms, two en-suite bedrooms, a dedicated home office and solar panels.

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 by a block-paved driveway to the front, while the rear garden is enclosed and laid predominantly to lawn, with a paved patio adjoining the rear elevation, providing an area for outdoor seating and entertaining.

Accommodation

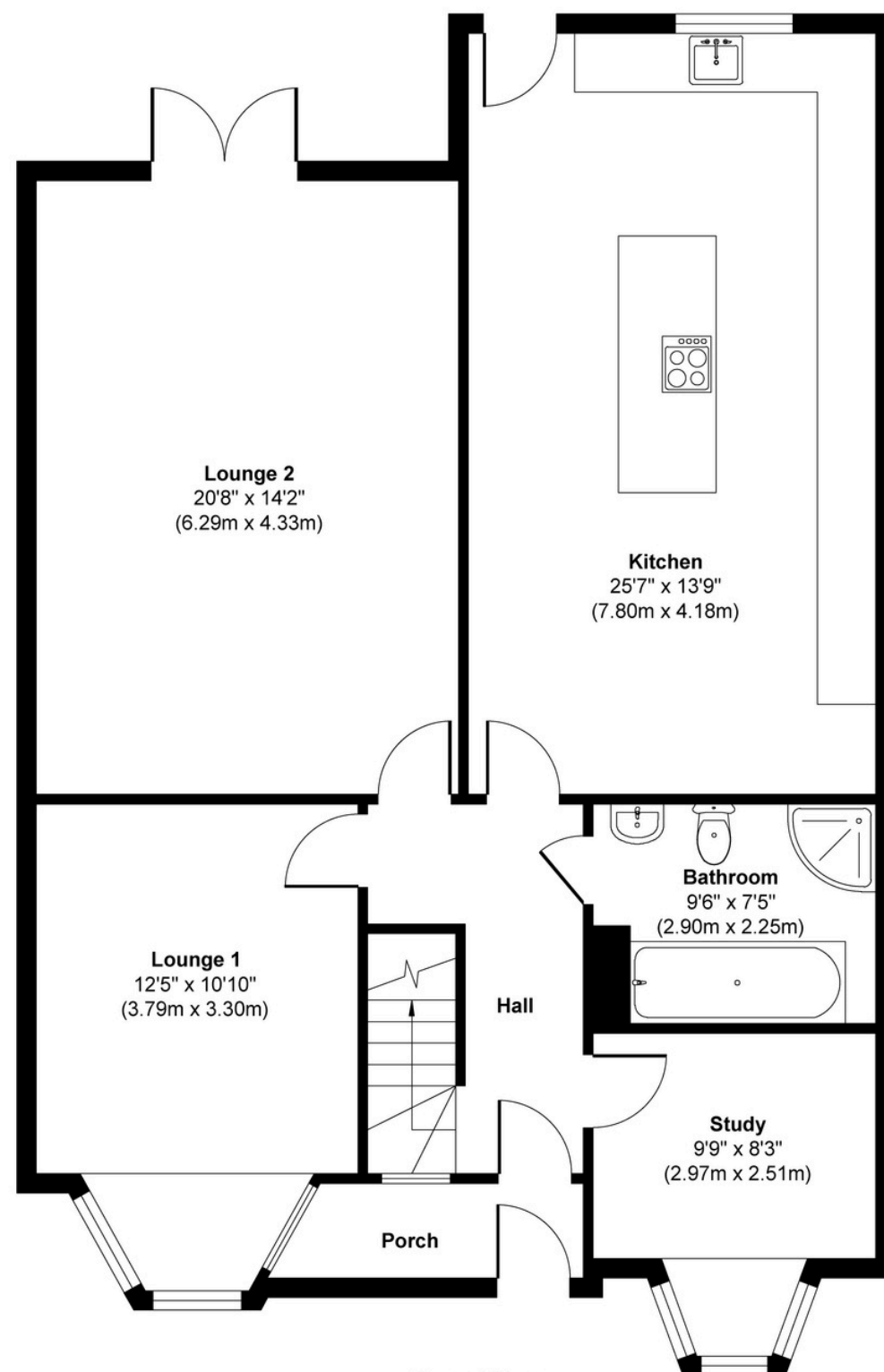
Ground Floor: Entrance porch and hallway, two reception rooms, kitchen/dining room, office and bathroom.

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

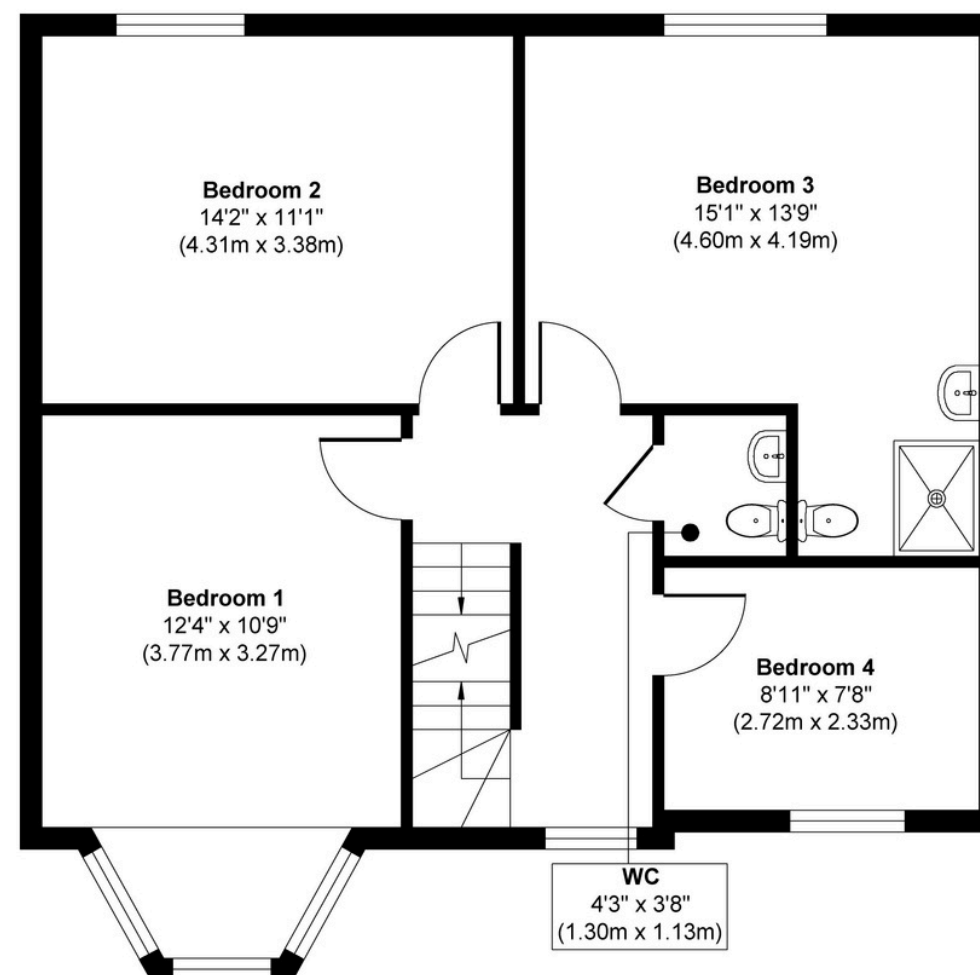
Second Floor: Two further bedrooms, one benefiting from an en-suite bathroom and the other incorporating fitted storage within the eaves.

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

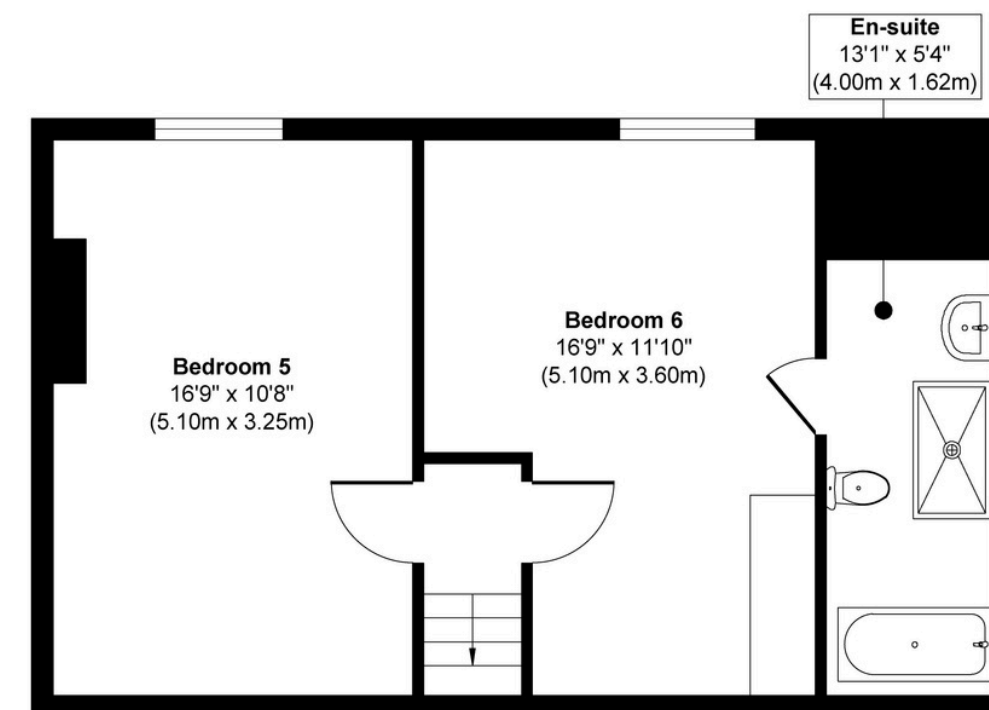




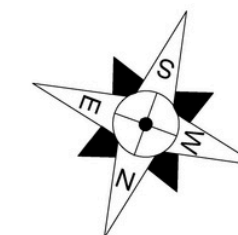
Ground Floor
Approximate Floor Area
1109 sq. ft
(103.05 sq. m)



First Floor
Approximate Floor Area
690 sq. ft
(64.19 sq. m)

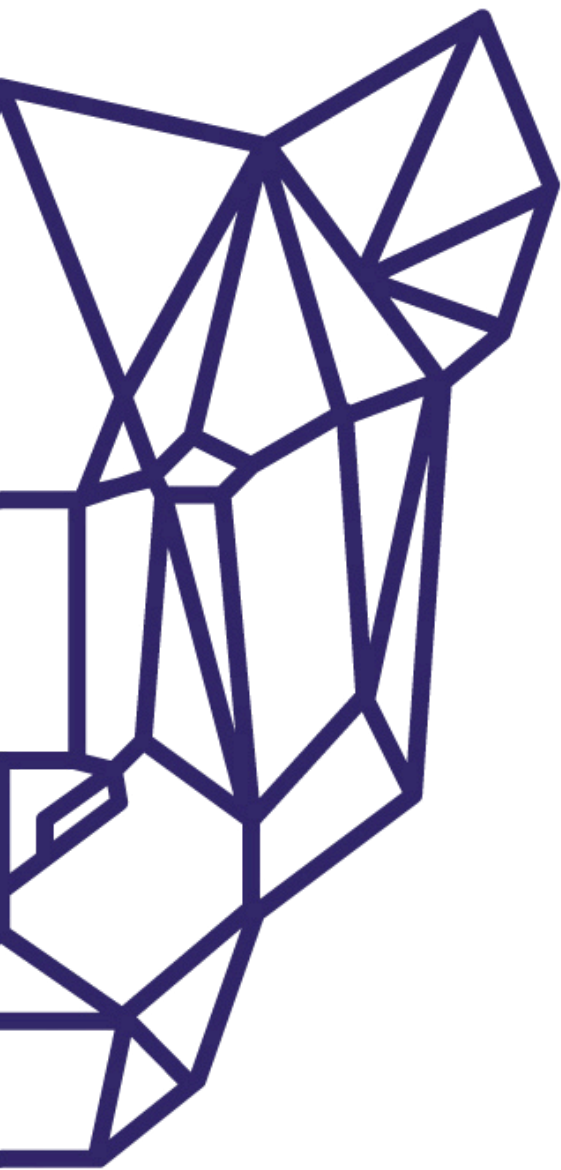


First Floor
Approximate Floor Area
472 sq. ft
(43.91 sq. m)



Approx. Gross Internal Floor Area 2271 sq. ft / 211.15 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Additional Information

Local Authority:
Birmingham Council

Tenure:
Freehold

Size:
2,271 sq.ft

Council Tax Band:
D

Location

The property is situated on Westbourne Avenue in Hodge Hill, Birmingham, an established residential location characterised predominantly by residential housing and local community amenities.

Hodge Hill is located to the east of Birmingham city centre and benefits from a range of local amenities, including shops, supermarkets, restaurants and other everyday services. The surrounding area provides access to a selection of primary and secondary schools, making the location suitable for families, alongside nearby parks and recreational facilities offering opportunities for outdoor leisure.

The area is served by a network of local roads and public transport links, providing access to Birmingham city centre and other surrounding districts. Birmingham city centre offers a wider range of shopping, leisure, employment and cultural facilities, together with mainline railway connections and further transport links to regional and national destinations. Overall, the property occupies an established residential location with access to a range of local amenities, educational facilities and transport connections, providing convenient access to both the surrounding neighbourhoods and the wider Birmingham area.

Viewing

Please contact George at Pantera

Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 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.



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