





# Offers In The Region Of £375,000

## Westbourne Avenue, Hodge Hill, Birmingham, B34 6AN

- Traditional Build
- Garage
- Driveway
- Three Bedrooms
- Downstairs WC
- Two Reception Rooms
- Conservatory
- Upstairs Bathroom

## EPC Rating

Current:  
Potential:

## Council tax band

Band = D

**\*\* POPULAR LOCATION \*\* DRIVEWAY \*\* SIDE GARAGE \*\* TWO RECEPTIONS \*\***

This semi-detached property is located in a popular part of Hodge Hill and offers a great family home with further potential subject to relevant planning permissions. The property currently offers a DRIVEWAY to the front providing off road parking, front garden area, enclosed entrance porch, entrance hallway, with a cloaks storage cupboard, downstairs WC, and access to the TWO RECEPTION ROOMS, with further access to the kitchen area. The property also benefits from a SUN ROOM/CONSERVATORY area, a SIDE GARAGE and a utility area to the rear of the garage area. To the first floor there are THREE BEDROOMS (two doubles and a single) a family bathroom and a separate WC. The property also has central heating and double glazing (both where specified) Energy Efficiency Rating:- Awaiting

### Front Garden/Driveway

Tarmac driveway providing off road parking for two average size vehicles with a fence border to ones side and a wall border to the other side and to the front garden laid mainly to lawn with a mature shrubbery flower bed border. Door to the front allowing access to:-

### Entrance Porch

Enclosed entrance porch with windows to the front and to either side, tiling to the floor area, panelling to the ceiling, and a further window to the rear with a partly glazed door allowing access to:-

### Entrance Hallway

**12'5" x 6'10" (3.78m x 2.08m)**

Stairs rising to the first floor landing area with an open space below, radiator, decorative coving

finish to the ceiling, and a storage cupboard with a decorative circular design window inset. Doors to:-

### Downstairs WC

**4'1" x 3'3" (1.24m x 0.99m)**

Suite comprised of a low flush WC and a wall mounted corner wash hand basin. Wood effect flooring and a window to the side in to the garage area.

### Front Reception Room

**16'1" into bay 12'5" to wall x 10'10" (4.90m into bay 3.78m to wall x 3.30m)**

Double glazed bay window to the front with a bay shaped radiator below, wall mounted modern style fire to the chimney breast area.

### Rear Reception Room

**14'3" x 10'11" (4.34m x 3.33m)**

Double glazed windows either side of the double glazed French style doors allowing access to/from the conservatory area. Radiator, and a decorative coving finish to the ceiling area

### Conservatory/Sun Room

**11'6" x 5'10" (3.51m x 1.78m )**

Windows to the side and to the rear either side of the double doors allowing access to the rear garden area. Electric supply, lighting, and wood effect flooring.

### Kitchen

**10'11" x 7'10" (3.33m x 2.39m)**

Range of wall mounted and floor standing base units incorporating frosted design display units. Work surfaces over with matching up-stands to the side walls, tiled splash back to the sink area extending into the window recess creating a tiled window sill area. Glass effect splash back to the cooker area, tiling to the floor area, and a radiator. Decorative coving finish to the ceiling area,

double glazed window to the rear and a door to the side allowing access to/from the garage area. Internal door to the pantry area (3'5" x 2'9") with tiling to the floor area, shelving to the walls and a single glazed window to the side into the garage area.

FIRST FLOOR

Landing

Loft access via the hatch area, and a decorative coving finish to the ceiling. Doors to:-

Bedroom One

16'5" into bay 12'5" to wall x 10'11" (5.00m into bay 3.78m to wall x 3.33m)

Double glazed bay window to the front, radiator, decorative dado rail to the walls and coving to the ceiling area.

Bedroom Two

14'4" x 11' (4.37m x 3.35m)

Double glazed window to the rear, radiator, spotlights inset to the ceiling area, and a decorative coving finish to part of the ceiling area. Fitted wardrobes to the chimney breast wall area with three sliding access doors.

Bedroom Three

9'2" x 6'9" (2.79m x 2.06m)

Double glazed window to the front, radiator, and a built in storage cupboard over the stairs.

Bathroom

8'9" x 7'10" (2.67m x 2.39m)

Suite comprised of a panelled bath with a mixer shower unit over and concertina shower screens to either side due to the window recess area. Low flush WC, and a wash hand basin with a vanity unit inset. Ladder style radiator, partly tiled walls with a decorative dado tile finish, mosaic tile effect flooring and a double glazed window to the rear.

Separate WC

Low flush WC, a built in storage cupboard, double glazed window to the side and a mosaic tile effect flooring.

OUTSIDE

Side Garage

24'7" x 9'1" max 7'11" min (7.49m x 2.77m max 2.41m min)

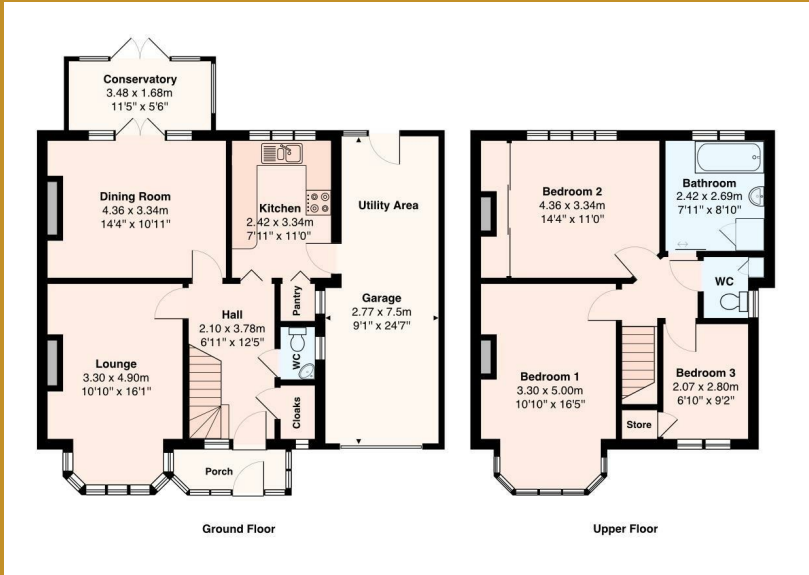
Tandem style garage with an up and over door to the front allowing access to the front driveway area. Electric supply and lighting, windows to the side into the pantry area, and to the downstairs WC. To the narrower part of the garage area there are wall mounted and floor standing base units with a stainless steel effect sink and drainer unit inset to the work surface. Tile effect flooring to the utility area, a double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area.

Rear Garden

Paved patio area in slight tiers with decorative stone areas inset, steps leading down to the garden laid mainly to lawn area. Paved pathway inset to the lawn area with raised wall retaining shaped flower bed to one side and a further flower ed to the other side. Raised further patio area to the rear of the garden creating another sitting area. Mixture of wall and fence borders and a timber build shed for storage.

FURTHER INFORMATION

The property has smart meters  
Heating has the benefit of being Wi-Fi controlled  
Cooker is included with the sale  
Kitchen work surfaces and sink have recently been replaced  
DISCLAIMER - The floor plan was provided to us by the vendor, this was not produced via Prime Estates. The photos were also provided by the vendor, they were not produced by Prime Estates



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC





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