

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Buckland End, Hodge Hill, Birmingham, B34 6LB

Offers Over £190,000





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### Buckland End, Hodge Hill, Birmingham, B34 6LB

**\*\* NO WORK REQUIRED \*\* MODERNISED THROUGHOUT \*\* THREE BEDROOMS \*\***

This SEMI-DETACHED property has been modernised and maintained to a high standard throughout. The property consists of a front garden area (may be able to create a driveway/drop kerb with permissions) open canopied entrance porch area leading to the entrance hallway with storage. DOWNSTAIRS WC, a BREAKFAST KITCHEN to the front and a lounge area to the rear with a dining room area to the side of the lounge area. To the first floor there are THREE BEDROOMS and a family bathroom which can also be utilised as an EN-SUITE bathroom due to the additional doors to bedroom one. The front and rear gardens have been landscaped creating two stunning areas. This property is of a Non-Standard Build please see further details within our room descriptions. Energy Performance Certificate:- Awaiting

#### Approach

The property is set back from the road via paved and lawn areas leading to the opening/access gate to:-

#### Front Garden

Mixture of a wall border and fence borders surrounding the landscaped front garden area consisting of a stone area to the front with an access gate to the side of the stone area leading to a paved pathway dividing a well established mature shrubbery and flower bed garden. Opening to:-

#### Entrance Porch

Canopied entrance porch with UPVC panelling to the walls and ceiling, lighting and an Oak style door allowing access to:-

#### Entrance Hallway

**18'4" x 5'9" (5.59m x 1.75m)**

Stairs rising to the first floor landing area with bi-fold space saving door access to the storage cupboard below. Decorative coving finish to the ceiling area, decorative panelling to the lower wall areas with a decorative dado finish. Doors to:-

#### Guest WC

**5'6" x 2'6" (1.68m x 0.76m)**

Suite comprised of a low flush WC and a wall mounted wash hand basin. Decorative dado rail to the walls, tiled floor, and a double glazed window to the front into the porch area.

#### Lounge

**15'6" x 9'10" (4.72m x 3.00m )**

Double glazed double doors to the rear allowing access to the rear garden area, decorative panelling to the lower walls with a dado rail finish, modern style fireplace with a stone effect hearth inset. Wood effect flooring and an opening to the side with decorative panel divide to:-

#### Dining Area

**7'11" x 5'10" (2.41m x 1.78m)**

Double glazed window to the rear, decorative coving finish to the ceiling area, and picture rail to the walls. Decorative panelling to the lower part of the walls with a decorative dado finish, wood effect flooring and a double glazed window to the rear.

#### Kitchen

**13'1" x 9'8" (3.99m x 2.95m)**

Wall mounted and floor standing base units with a marble effect work surface over incorporating a sink and drainer unit with a mixer tap over. Stainless steel extractor canopy over the cooker area, plumbing for a washing machine, and further plumbing for a dishwasher. Black brick design partly tiled walls with a decorative dado finish, mosaic effect tiling to the floor area, decorative coving finish to the ceiling and a double glazed window to the front. Glazed double doors to the rear into the lounge area.

#### FIRST FLOOR

#### Landing

Storage cupboard, decorative coving finish to the ceiling area and decorative panelling to the lower wall areas with a decorative dado finish. Doors to:-







## Bedroom One

13'8" max 10'8" min x 9'10" (4.17m max 3.25m min x 3.00m )

Double glazed window to the front, fan light to the ceiling area, decorative coving finish to the ceiling and picture rail to the walls. Loft access via the hatch area, and bi-fold doors to the side directly into the bathroom area.

## Bedroom Two

16' x 9'10" (4.88m x 3.00m )

Double glazed window to the rear, fan light to the ceiling, decorative coving finish to the ceiling area and decorative picture rail to the walls.

## Bedroom Three

11'9" x 5'9" (3.58m x 1.75m)

Double glazed window to the rear, fanlight to the ceiling, decorative coving finish to the ceiling and a decorative picture rail to the walls.

## Bathroom/En-Suite Bathroom

6'5" x 5'7" (1.96m x 1.70m)

Suite comprising of a corner Jacuzzi bath with a built in seat area and electric shower over, low flush WC and a pedestal wash hand basin. Tile effect flooring, partly tiled walls to the

bath area and marble effect panelling above the bath area. Decorative coving finish to the ceiling, double glazed window to the front, bi-fold doors to the bedroom area and further set of bi-fold doors directly from the landing area.

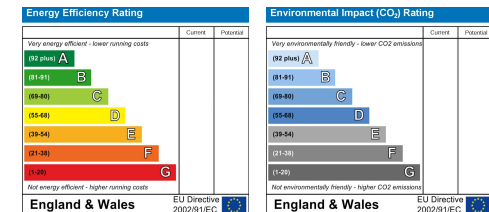
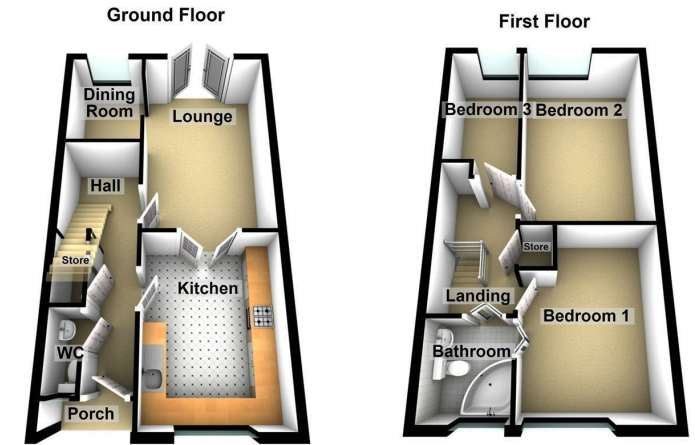
## OUTSIDE

### Rear Garden

Paved patio area with a low wall retaining raised garden area and steps leading to it. Mixture of artificial lawn, decorative pond, and a low maintenance rear garden with decorative gravel areas. Fence borders surrounding.

## FURTHER INFORMATION

The property is a non-standard build - Bison by Maxim



# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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