



Offers In The Region Of £240,000

Bucklands End Lane, Hodge Hill, Birmingham, B34 6DB

**** NO UPWARD CHAIN ** EXTENDED TO REAR ** TWO RECEPTIONS ** THREE BEDROOMS ****

This semi-detached traditional build property is being offered with NO UPWARD CHAIN. The property currently consists of a DRIVEWAY to the front providing off road parking, entrance hallway, TWO RECEPTIONS both with bays, an EXTENDED KITCHEN and a private low maintenance rear garden area. To the first floor there are THREE BEDROOMS (two doubles and a box bedroom) and a family bathroom. Energy Efficiency Rating:- D

Front Garden/Driveway

Low wall borders either side of the block paved driveway providing off road parking, lantern style wall mounted light to the side of the pitched roof canopy over the double glazed door allowing access to:-

Entrance Hallway

15'4" x 5'8" (4.67m x 1.73m)

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

Reception Room One

13'10" into bay 11'11" to wall x 9'11" (4.22m into bay 3.63m to wall x 3.02m)

Double glazed bay window to the front, radiator, decorative coving finish to the ceiling, laminate flooring and a wooden style fire surround with a marble effect back over hearth.

Reception Room Two

15'9" into bay 13'3" to wall x 9'11" (4.80m into bay 4.04m to wall x 3.02m)

Double glazed windows to either side of the double glazed door to the rear allowing access to the rear garden area, and further double glazed windows angled to the side within the bay area. Radiator, laminate flooring, decorative wooden panelling to the walls with a dado rail finish and a decorative coving finish to the ceiling area.

Extended Kitchen

17'4" x 5'4" (5.28m x 1.63m)

Range of wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit oven, with a gas hob over and a stainless steel effect extractor above. Plumbing for a washing machine further plumbing for a dishwasher partly tiled walls and laminate flooring. Radiator, decorative coving finish to the ceiling, double glazed window to

the rear, a double glazed Velux style window also to the rear and a double glazed door to the side allowing access to the rear/side garden area.

FIRST FLOOR

Landing

Double glazed window to the side, loft access via the hatch area, and doors to:-

Bedroom One

14'4" into bay 11'11" to wall x 10' (4.37m into bay 3.63m to wall x 3.05m)

Double glazed bay window to the front, radiator, laminate flooring and a decorative coving finish to the ceiling area.

Bedroom Two

13'4" x 10' (4.06m x 3.05m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

Bedroom Three

7'10" x 5'5" (2.39m x 1.65m)

Double glazed window to the front, radiator, and laminate flooring.



Bathroom

10' max 8'5" min x 5'5" (3.05m max 2.57m min x 1.65m)

Suite comprised of a corner panelled bath with a mixer tap shower over, low flush WC and a pedestal wash hand basin. Partly tiled walls with a decorative mosaic design dado tile finish, tile effect flooring, radiator, and double glazed windows to the rear and to the side.

OUTSIDE

Rear Garden

Decked patio area leading to an artificial low maintenance lawn area, decorative bark covered area to the rear (currently used as a childs soft play area) and fence perimeters surrounding.

