



Offers Over £325,000

Heath Way, Hodge Hill, Birmingham, B34 6LG

** TRADITIONAL BUILD * DRIVEWAY * GARAGE * THREE BEDROOMS * THROUGH LOUNGE **

This traditional build semi-detached property is situated on a popular road within the Hodge Hill area and offers a lovely family home with further potential subject to the relevant permissions. The property has a driveway to the front providing off road parking for multiple vehicles, an enclosed entrance porch, and an entrance hallway. The lounge is situated to the front of the property and is accessed via the open plan dining room area situated to the rear of the property. The kitchen is situated to the rear of the property and has the benefit of a storage/utility area to the side, this gives access to the GARAGE which can house a vehicle. To the first floor there are THREE BEDROOMS and a family bathroom. The property also benefits from a CONSERVATORY to the rear of the dining room area and a private rear garden. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Low wall border to the front and to one side of the block paved driveway providing off road parking for multiple vehicles. Decorative corner front flower bed which is slate covered. Decorative archway entrance area with an arched window over the entrance door into:-

Entrance Porch

5'3" x 1'7" (1.52m'0.91m" x 0.30m'2.13m")
Enclosed entrance porch area with a decorative Minton style tiled flooring. Decorative partly glazed door leading to:-

Entrance Hallway

12'4" x 5'3" (3.66m'1.22m" x 1.52m'0.91m")
Stairs rising to the first floor landing area with a storage cupboard below, radiator, and decorative Minton style tiled flooring which continues through from the entrance porch area.

Dining Room

10'8" x 10'6" (3.05m'2.44m" x 3.05m'1.83m")
The dining room is situated to the rear of

the property, radiator, sliding double glazed sliding patio doors to the rear allowing access to/from the conservatory area. Opening to front leading through to the :-

Lounge

12'9" into bay 9'11" to wall x 11'11"
(3.66m'2.74m" into bay 2.74m'3.35m" to wall x 3.35m)

Double glazed curved design bay window to the front, radiator, and a decorative wood effect fire surround with a stone effect back over hearth and a decorative coal effect gas fire inset (current vendors have not used the fire for years therefore cannot confirm if it's 100% safe to use)

Kitchen

10'10" x 6'9" (3.05m'3.05m" x 1.83m'2.74m")
Range of wall mounted and floor standing base units with open corner display units incorporated. Work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over, and matching up-stands to the walls in place of

tiles. Stainless steel effect extractor over the cooker area, under stairs pantry area, and a double glazed window to the rear. Decorative Minton style tiling to the floor extending through from the entrance hallway area, and to the window sill area. Door to the side leading to:-

Utility Area

9' x 6' (2.74m' x 1.83m')
Cobblestone effect tiling to the floor area, double glazed window to the rear, and a double glazed door also to the rear allowing access to/from the rear garden area. Internal door to the front into:-

Garage

17' x 7' (5.18m' x 2.13m')
Single side garage with double doors to the front allowing access to/from the driveway area, and the personal door to the rear into the utility area.

Conservatory

11'3" x 9'1" (3.35m'0.91m" x 2.74m'0.30m")
Party brick built with double glazed windows to the rear and to the side,



situated either side of the double glazed double doors also to the side allowing access to/from the rear garden area. Stone effect tiling to the floor area, ceiling mounted light, and the sliding patio door access to the dining room area.

FIRST FLOOR

Landing

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

Bedroom One

13'7" into bay 10'1" to wall x 10'8" (3.96m'2.13m" into bay 3.05m'0.30m" to wall x 3.05m)

Double glazed curved bay window to the front, radiator, and a decorative picture rail to the walls

Bedroom Two

11'11" x 10'10" (3.35m'3.35m" x 3.05m'3.05m")

Double glazed window to the rear, radiator, and a decorative picture rail to the walls. Fitted bedroom units to one wall consisting of three double wardrobes/storage units with three overhead storage units above.

BedroomThree

8'4" x 6'9" (2.44m'1.22m" x 1.83m'2.74m")

Double glazed window to the front, radiator, and a decorative picture rail to the walls.

Bathroom

6'1" x 5'5" (1.83m'0.30m" x 1.52m'1.52m")

Suite comprised of a P-shaped panelled bath with an electric shower over and curved shower screen to the side. Low flush WC, and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Ladder style radiator, tiling to the floor area, tiling to the walls with a decorative dado effect tile, splash back and window sill areas. Extractor fan to the outer wall and a double glazed window to the rear

OUTSIDE

Rear Garden

Fence perimeters surrounding a private rear garden consisting of a garden laid mainly to lawn with mature shrubbery and flower bed borders, and a paved patio area to the rear of the property creating a seating area.

