

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Fowey Road, Hodge Hill, Birmingham, B34 6DS

Offers Over £200,000



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** IN NEED OF MODERNISATION ** THREE BEDROOMS ** TWO RECEPTIONS ** DRIVEWAY **

If you are looking for a property you would like to put your own stamp on then this is the one for you. The property is located in a popular location within the HODGE HILL area. This semi-detached property offers a DRIVEWAY for two average/smaller sized vehicles, canopied entrance area, entrance hallway, TWO RECEPTIONS, an EXTENDED KITCHEN, side porch area that gives further access straight into the kitchen from the front garden area. To the first floor there are THREE BEDROOMS (two doubles and a single) and a SHOWER ROOM. The property does require some modernisation - The price already reflects the work required. The rear garden area has an out building with plumbing for a washing machine and electric supply, and a garage accessed via the rear shared driveway area. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Privet borders either side of the paved driveway providing off road parking for two average sized vehicles, UPVC door to the side allowing access to the side porch area, and a canopied opening providing shelter over the UPVC front door allowing access to:-

Entrance Hallway

15' x 5'7" (4.57m x 1.70m)

Stairs rising to the first floor landing area, storage cupboards housing utility meters, and a double glazed window to the side. Doors to:-

Reception Room One (Front)

14'8" into bay 11'11" to wall x 9'11" (4.47m into bay 3.63m to wall x 3.02m)

Angled bay window to the front, radiator, and a coving finish to the ceiling

Reception Room Two (Rear)

12'7" x 9'11" (3.84m x 3.02m)

Double glazed windows either side of the double glazed door allowing access to the rear garden area, radiator and a coving finish to the ceiling. Wooden style fire surround with a stone effect back over hearth and a gas fire inset.

Kitchen

12'7" x 9'11" (3.84m x 3.02m)

Range of wall mounted and floor standing base units with display units incorporated. Work surfaces to the units incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, tile effect flooring, double glazed window to the rear, under stairs pantry area, UPVC door also to the rear allowing access to the rear garden and a further door to the front into the side porch area.

FIRST FLOOR

Landing

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

Bedroom One (Front)

14'8" into bay 11'10" to wall x 10" (4.47m into bay 3.61m to wall x 3.05m)

Double glazed angled bay window to the front, and a radiator.

Bedroom Two (Rear)

12'7" x 9'11" (3.84m x 3.02m)

Double glazed window to the rear, and a radiator.

Bedroom Three

7'5" x 5'7" (2.26m x 1.70m)

Double glazed window to the front, and a radiator.

Shower Room

8'8" x 5'5" (2.64m x 1.65m)

Suite comprised of a semi-circular design shower enclosure, low flush WC, and a pedestal wash hand basin. Ladder style radiator, partly tiled walls, wood effect flooring. Wall mounted boiler, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a garden laid mainly to lawn with flower bed borders. Fence perimeter, two sheds and a brick built out house with plumbing for a washing machine and electrics

Garage and Access

There is a garage to the rear of the garden which is accessed via the shared communal driveway area.



OfCom Broadband

Ofcom Broadband Coverage
STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good
SUPERFAST Highest available download speed - 75 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFast- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

OfCom Mobile

Ofcom Mobile Coverage
 Results for

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor
 O2 Good outdoor and in-home
 3 Good outdoor, and in-home
 Vodafone Good outdoor and in-home

Performance across your postal district

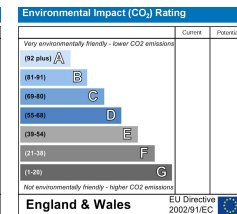
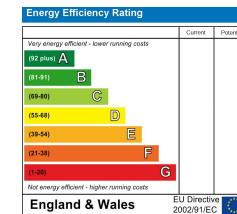
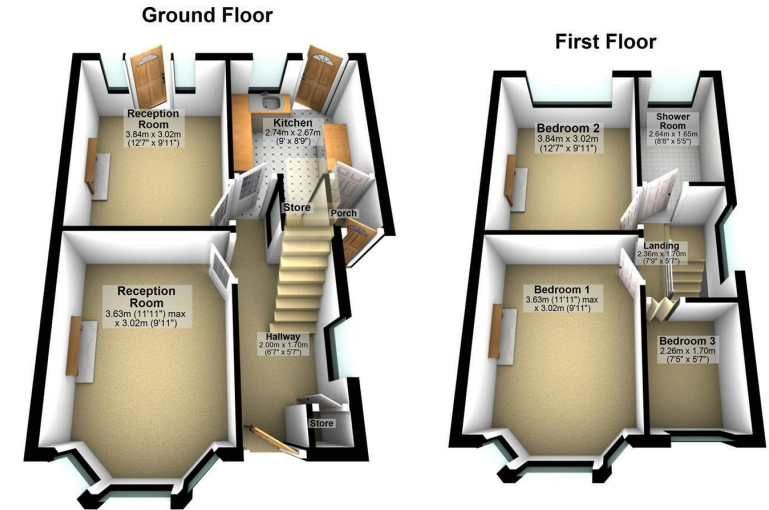
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 84%
 O2 78%
 Three 83%
 Voda 80%
 Performance scores should be considered as a guide since there can be local variations.

Risk of Flooding

Surface Water
 Yearly Chance - Very Low
 Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
 Yearly Chance - Very Low
 Yearly Chance between 2036 - 2069 - Very Low



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254 Chester Road, Castle Bromwich, B36 0JE
 0121 748 7272
 castlebromwich@primeestatesuk.com
 www.primeestatesuk.com