

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Stechford Road, Hodge Hill, Birmingham, B34 6AS

Asking Price £350,000



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**** NO UPWARD CHAIN ** TRADITIONAL BUILD SEMI-DETACHED ** GARAGE ** DRIVEWAY ****

This semi-detached property is situated in a POPULAR PART OF HODGE HILL and is being offered with NO UPWARD CHAIN. The property does require modernisation but has been priced according to work required. The property offers a DRIVEWAY to the front with a raised front garden area, enclosed ENTRANCE PORCH leading to an entrance hallway, TWO RECEPTION ROOMS, one being open plan to the kitchen area. Built-in side entrance area which has an opening to the front leading to the GARAGE area, and a DOWNSTAIRS WC to the rear. To the first floor there are THREE BEDROOMS, a family bathroom and a separate WC. The property has a great size family garden to the rear. The property offers potential to extend over the garage, to the rear or conversion to the loft, subject to planning permissions. Energy Efficiency Rating:- C

Front Garden/Driveway

Low wall borders to the front and to either side of the front garden area consisting of a block paved driveway providing off road parking for multiple vehicles. Raised lawn area with mature well established shrubbery and flower bed borders. Security light, double glazed door allowing access to:-

Entrance Porch

11'5" x 3'4" (3.48m x 1.02m)

Enclosed entrance porch with double glazed windows to the front, and to the side into the front reception room. Double glazed window to the rear with a double glazed door also to the rear allowing access to:-

Entrance Hallway

12'4" x 6'11" (3.76m x 2.11m)

Stairs rising to the first floor landing area with open space below with wood effect panelling to the stairs area, Radiator, decorative coving finish to the ceiling and dado rail to the walls. Storage cupboard/cloakroom, and doors to:-

Reception Room One

16'1" into bay 12'6" to wall x 11' (4.90m into bay 3.81m to wall x 3.35m)

Double glazed angled bay window to the front, radiator, coving finish to the ceiling and dado rail to the walls. Brick design fireplace with panelling to the chimney breast and Quarry style tiling to the hearth. Window to the side into the entrance hallway area and sliding doors to the rear allowing access to:-

Reception Room Two

14'4" x 10'9" (4.37m x 3.28m)

Double glazed double doors to the rear with double glazed matching height windows either side looking out to the rear garden area. Two radiators, panelling to the adjoining wall with reception room one, and a lower breakfast bar creating a divide through to the kitchen area.

Kitchen

11'9" x 10'9" (3.58m x 3.28m)

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Partly tiled walls, tiling to the floor area, radiator, and coving finish to the ceiling area. Appliances built in consist of an oven with an hob over and extractor above. Double glazed window to the rear, window to the front into the entrance hallway, and a door to the side into:-

Side Entrance Area

15'4" x 2'11" (4.67m x 0.89m)

Double glazed door to the side allowing access to the rear garden area, opening to the front leading straight into the garage area, and a further opening to the rear into:-

Downstairs WC

4'9" x 2'1" (1.45m x 0.64m)

Low flush WC, window to the rear and Quarry style tiling to the floor area.

Garage

16'7" x 7'6" (5.05m x 2.29m)

Single side garage with double doors to the front allowing access from the front driveway area, electric supply and lighting. Storage cupboard 4'4" x 3'6" housing the boiler open to the garage area.

FIRST FLOOR

Landing

Double glazed window to the side, coving finish to the ceiling and dado rail to the walls. Doors to:-

Bedroom One

16'8" into bay 12'5" to wall x 11' (5.08m into bay 3.78m to wall x 3.35m)

Double glazed angled bay window to the front, radiator, coving finish to the ceiling and dado rail to the walls. Fitted bedroom units consisting of a double wardrobe with over head units above either side of the chimney breast and a further over head double unit to he chimney breast.

Bedroom Two

14'4" x 10'11" (4.37m x 3.33m)

Double glazed window to the rear, coving finish to the ceiling, exposed floorboards, drawers inset to the chimney breast area and a shower cubicle to one corner of the room with an electric shower inset.

Bedroom Three

9'1" x 6'7" (2.77m x 2.01m)

Double glazed window to the front, radiator, coving finish to the ceiling and a built in storage/wardrobe area situated over the stairs.



Bathroom

7'11" x 6'4" (2.41m x 1.93m)

Suite comprised of a corner panelled bath with ornate design mixer tap over, low level Wc and a pedestal wash hand basin. Radiator, partly tiled walls, wood effect flooring, extractor to the outer wall and a double glazed window to the rear.

WC

4'6" x 4'1" (1.37m x 1.24m)

Low flush WC and a wall mounted wash hand basin. Extractor to the ceiling area, radiator, wood effect flooring and partly tiled walls with a decorative dado tile inset. High level windows to the side and to the front allowing light from the landing area.

OUTSIDE

Rear Garden

Paved patio area with low wall divide leading to the slightly raised garden laid mainly to lawn with decorative low wall retaining flower bed borders. Mature shrubbery flower bed borders with further low wall retaining lawn area to the rear with further mature shrubbery flower bed borders. Fence perimeter, outside tap, and security/outside light.

OfCom Mobile

Results for XXX Stechford Road

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 variable in-home

3 Good outdoor, variable in-home
Vodafone Good outdoor and variable 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- 83%

O2 76%

Three 78%

Voda 79%

Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 10 Mbps. Highest available upload speed - 0.9 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFast- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

Flood Risk

Surface Water

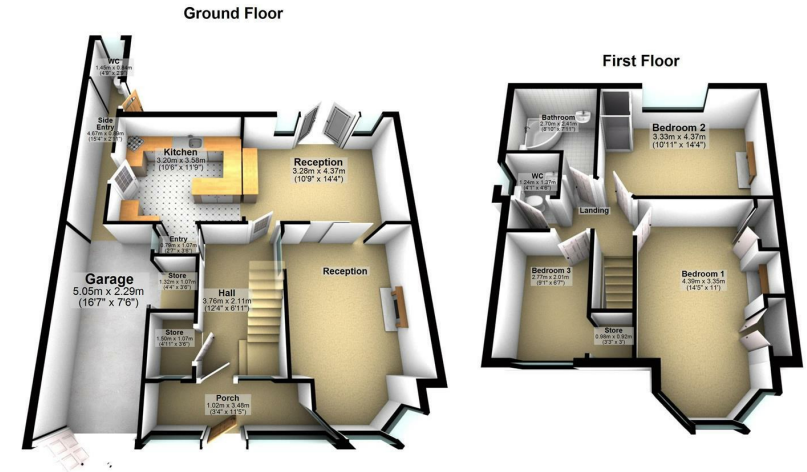
Yearly Chance - Very Low

Yearly Chance between 2040-2060 - Very Low

Rivers & Seas

Yearly Chance - Very Low

Yearly Chance between 2036 - 2069 - Very Low



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(20-39) D			
(1-19) E			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

PRIME ESTATES

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254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com