

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Maryland Avenue, Hodge Hill, Birmingham, B34 6EG

Offers Over £340,000



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**** THREE/FOUR BEDROOMS ** TWO/THREE RECEPTIONS ** CONSERVATORY ** GUEST WC ****

This semi-detached property is situated in the popular location Hodge Hill and offers a great size family home. The property consists of a private DRIVEWAY to the front providing off road parking for two vehicles, entrance hallway, TWO ORIGINAL BUILD RECEPTION ROOMS, kitchen, built-in side entrance, DOWNSTAIRS GUEST WC, and a further room to the rear which could be utilised as a FOURTH BEDROOM or a FURTHER RECEPTION ROOM. To the rear of the property there is a good size CONSERVATORY. To the first floor there are THREE DOUBLE BEDROOMS and a modern fitted shower room. Energy Efficiency Rating:- D

Front Garden/Driveway

Fence border to one side, open border to the other side of the block paved driveway providing off road parking for multiple vehicles. Decorative archway design double glazed windows and doors allowing access to:-

Entrance Hallway

14'5" x 5'6" (4.39m x 1.68m)

Stairs rising to the first floor landing area with a storage cupboard below, radiator, and doors to:-

Reception Room One

13' into bay 10'9" to wall x 10'2" (3.96m into bay 3.28m to wall x 3.10m)

Double glazed curved bay window to the front, radiator, and wood effect flooring.

Reception Room Two

15'5" into bay 13'1" to wall x 10'2" (4.70m into bay 3.99m to wall x 3.10m)

Double glazed windows either side of the double glazed door to the rear, combined creating a bay area allowing access to the conservatory. Radiator, modern style stone effect electric fire inset to the chimney breast area, and wood effect flooring.

Kitchen

9'3" x 8'9" + 5'2" x 2'6" (entry area) (2.82m x 2.67m + 1.57m x 0.76m (entry area))

Range of wall mounted and floor standing base units with a 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 Indesit

double oven, four burner Hotpoint gas hob, and a Whirlpool extractor canopy. Plumbing for a washing machine, partly tiled walls, tile effect flooring, radiator, double glazed window to the rear and a door to the side allowing access to:-

Side Entry

16'4" x 3'2" (4.98m x 0.97m)

Radiator, spotlights inset to the ceiling area, door to the front allowing internal access to the garage/storage area. Double glazed french doors to the side allowing access to the conservatory area. Opening to the rear into:-

Inner Vestibule

4'6" x 2'6" (1.37m x 0.76m)

Sliding door to the side giving access to the guest cloakroom and a further door to the rear into bedroom four/or reception room three.

Downstairs Guest WC

4'6" x 2'11" (1.37m x 0.89m)

Suite comprised of a low flush WC and a corner pedestal wash hand basin with a mixer tap over. tile effect walls, wood effect flooring.

Bedroom Four/Reception Room Three

13'11" x 7'5" (4.24m x 2.26m)

Double glazed window to the side, two radiators, panelling to the ceiling with spotlights inset. Double glazed French doors to the side allowing access to the rear garden.

Conservatory

17'8" x 11' max 8'8" min (5.38m x 3.35m max 2.64m min)

Partly brick built with double glazed windows over to the rear and a set of double glazed French doors also to the rear leading through to the rear garden area. Radiator, tile effect flooring, plumbing for a washing machine, panelling to part of the ceiling with spotlights inset.

FIRST FLOOR

Landing

Loft access via the hatch area with a pull down ladder, double glazed window to the side. Doors to:-

Bedroom One

13'7" into bay x 10'10" to wall x 10'3" (4.14m into bay x 3.30m to wall x 3.12m)

Double glazed curved bay window to the front, and a radiator

Bedroom Two

15'5" into bay 13'2" to wall x 10'2" (4.70m into bay 4.01m to wall x 3.10m)

Double glazed bay window to the rear, radiator, and fitted wardrobes to one wall with four mirror fronted access doors.

Bedroom Three

9'5" x 8'11" (2.87m x 2.72m)

Double glazed window to the rear and a radiator.



Shower Room

7'5" x 5'5" (2.26m x 1.65m)

Suite comprised of a shower cubicle with a boiler fed rainfall shower and further detachable shower inset. Low flush WC, and a wash hand basin inset to a vanity unit providing storage below. Storage cupboard, paneling to ceiling with spotlights inset, tile effect flooring, radiator, and a double glazed window to the front

OUTSIDE

Garage/Storage

14'6" x 6'4" (4.42m x 1.93m)

NB:- Cannot be classed as a garage due to the width restrictions and average size vehicle requiring a seven foot opening. Electric supply, lighting, plumbing for a washing machine, and a wall mounted boiler. Work surface to one side allowing space and plumbing below for white goods. Wall mounted units, double glazed window and double glazed door to the front leading through to the front garden/driveway area.

Rear Garden

Block paved patio area with a low wall divide and step leading to the garden laid mainly to lawn, further paved patio area to the rear of the garden area housing a small timber shed/summer house.

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

OfCom Broadband

STANDARD - Highest available download speed - 6 Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 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

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 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- 84%
O2 78%
Three 82%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.

