

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Heath Way, Hodge Hill, Birmingham, B34 6LG

Offers In The Region Of £290,000



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### Heath Way, Hodge Hill, Birmingham, B34 6LG

\*\* NO UPWARD CHAIN \*\* EXTENDED KITCHEN \*\* CONSERVATORY \*\* DRIVEWAY \*\*

If you are looking for a property with NO UPWARD CHAIN close to main bus routes then this could be the perfect property for you. This semi-detached property offers a PRIVATE DRIVEWAY providing off road parking for two vehicles, an open entrance porch, entrance hallway, THROUGH LOUNGE (could be divided back into two via a stud wall very easily) EXTENDED KITCHEN, and a CONSERVATORY to the rear of the property. To the first floor there are THREE BEDROOMS (two doubles and a single) and a family SHOWER ROOM. The property also has the benefit of a SIDE GARAGE and a private rear garden area. Energy Efficiency Rating:- Awaiting

#### Front Garden/Driveway

Low wall border to the front and to one side of the Creteprint cobblestone effect driveway providing off road parking for multiple vehicles. Decorative archway opening allowing access to:-

#### Entrance Porch

Open canopied entrance porch area with a tiled floor, double glazed windows either side of the double glazed door allowing access to:-

#### Entrance Hallway

**11'6" x 5'7" (3.51m x 1.70m)**

Stairs rising to the first floor landing area with a storage cupboard below, radiator, wood effect flooring and a decorative dado rail to the walls. Doors to:-

#### Through Lounge

**25' into bay 22'7" to wall x 9'11" (7.62m into bay 6.88m to wall x 3.02m)**

Front Dining Room Area -Double glazed curved design bay window to the front, decorative coving finish to the ceiling, a

radiator, and wood effect flooring.

Decorative archway leading through to:-

Rear Lounge Area - Double glazed sliding patio doors to the rear allowing access to/from the conservatory, wooden style fire surround with a stone effect back over hearth and a coal effect gas fire inset.

#### Conservatory

**9'8" x 8'4" (2.95m x 2.54m)**

Partly brick built with double glazed windows over to either side and to the rear either side of the double glazed French doors allowing access to/from the rear garden area. fan light to the ceiling, and tiling to the floor area

#### Kitchen/Dining Room

**14'6" x 9'7" max 6' min (4.42m x 2.92m max 1.83m min)**

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 consist of an under unit oven with a gas hob over, stainless steel effect

splash back with a stainless steel effect extractor above. Plumbing for a washing machine, boiler concealed in a unit within the dining room area, and a pantry cupboard also within the dining room area housing the utility meters. Partly tiled walls (kitchen area only) wood effect flooring, radiator (in the dining room area) double glazed window to the rear and a double glazed door also to the rear allowing access to/from the rear garden area.

#### FIRST FLOOR

##### Landing

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

##### Bedroom One

**12'5" into bay 9'11" to wall x 9'6" (3.78m into bay 3.02m to wall x 2.90m)**

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



## Bedroom Two

12'6" x 9'3" (3.81m x 2.82m)

Double glazed window to the rear, radiator, and a built in storage/wardrobe area with double doors for access and a double over head unit above.

## Bedroom Three

7'3" x 7' (2.21m x 2.13m)

Double glazed window to the rear and a radiator.

## Shower Room

5'10" x 5'10" (1.78m x 1.78m)

Suite comprised of a corner quadrant shower cubicle with sliding access doors and an electric shower inset, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Wood effect flooring, partly tiled walls with a dado rail finish, radiator, and a double glazed window to the front.

## OUTSIDE

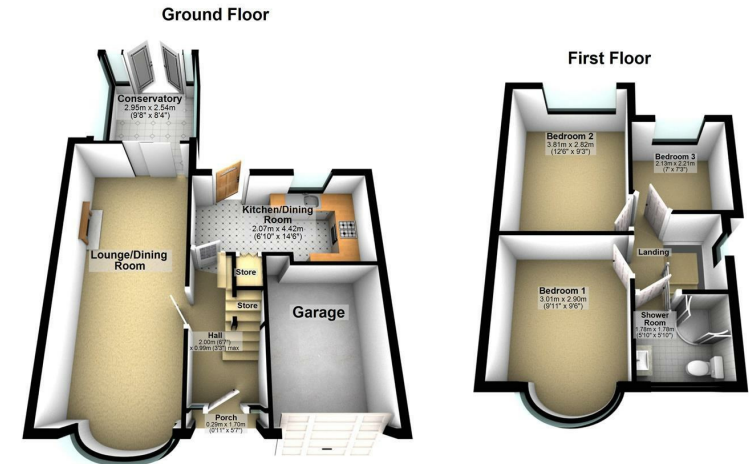
### Rear Garden

Creteprint patio area leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders to either side. Further paved

patio area to the rear of the garden, fence borders, and an outside tap.

### Garage

Single side garage with an up and over door to the front.



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

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

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