



**Asking Price £375,000**

**Falmouth Road, Hodge Hill, Birmingham, B34 6EJ**

**\*\* EXTENDED \*\* DETACHED PROPERTY \*\* DETACHED GARAGE \*\* OUTDOOR ASIAN KITCHEN \*\***

**\*\* ORANGERY VAULTED DINING ROOM \*\* DOWNSTAIRS SHOWER ROOM \*\* DRIVEWAY \*\***

**WOW WHAT MORE COULD YOU ASK FOR** - The property is very deceiving from the front - **THIS IS A TARDIS - WITH A MASS OF BENEFITS THROUGHOUT**. Viewing is **HIGHLY** recommended to appreciate the size, condition and materials used to create this lovely home. The property briefly consists of a **DRIVEWAY** to the front, **EXTENDED HALLWAY**, **through lounge** (was originally two separate rooms) **DOWNSTAIRS SHOWER ROOM**, an **EXTENDED DINING ROOM** and an **EXTENDED KITCHEN** to the ground floor. To the first floor there are **THREE BEDROOMS** (with potential for more in the loft subject to relevant permissions) and a **FAMILY** four piece **BATHROOM**. The property also benefits from a covered entertaining seating area which houses the **OUTDOOR KITCHEN** and gives access to the low maintenance rear garden area, and **DETACHED GARAGE**. Energy Efficiency Rating:- D

### **Front Garden/Driveway**

Wall borders to the front and to the side surrounding a block paved driveway providing off road parking for multiple vehicles. Decorative tiling to the rear of the bay area and the entrance step. Modern style up/down lights either side of the pitched roof entrance porch area accessed via the double glazed French doors to:-

### **Entrance Hallway**

**19'2" x 5'3" (5.84m x 1.60m)**

Stairs rising to the first floor landing area with open space below leading to a storage area, further access doors to the downstairs WC, through lounge and kitchen area. Radiator, panelling to the ceiling with spotlights inset, decorative panelling or slate effect tiling to the walls, and marble effect Porcelain tiling the floor area continuing through and covering the stairs with a chrome effect trim. Decorative individual bespoke hand made safety banister to the stairs area.

### **Storage (accessed under the stairs)**

**6' x 2'10" (1.83m x 0.86m')**

Wall mounted boiler, wood effect flooring, and panelling to the walls.

### **Downstairs Shower Room**

**8'7" x 2'10" (2.62m x 0.86m )**

Suite comprised of a walk in shower area with bi-fold doors to the front, an electric shower inset, and a spotlight with extractor to the ceiling. Concealed flush WC and a wash hand basin inset to a vanity unit providing storage below. Tiling to the walls, tiling to the floor area and a double glazed window to the front.

### **Through Lounge (was originally 2 rooms)**

**25'7" into bay 23'7" to wall x 9'8" (7.80m into bay 7.19m to wall x 2.95m)**

Double glazed angled bay window to the front, decorative false tier ceiling to the outer edges with spotlights inset, and decorative plaster effect coving to one wall/ceiling area. Radiator, wall mounted modern style wall mounted gas fire, marble effect Porcelain tiling to the floor area with matching up-stands to the lower part of the walls. Decorative picture framing to one wall with slate effect tiling surrounding and marble effect tiling to the inner framed area. Marble effect tiling to the opposite wall area, decorative Moroccan style panelling either side of the decorative glazed double doors to the rear allowing access to:-

### **Extended Dining Room**

**14'1" x 8'9" (4.29m x 2.67m)**

Double glazed windows at matching height and to either side of the double glazed double doors to the rear allowing access to the rear covered garden area. Radiator, marble effect Porcelain tiled flooring with matching up-stands to the lower part of the walls. Marble effect tiling to one wall with decorative mirror effect tiles inset to a frame. Decorative panel and framing to the opposite wall, and an Orangery glass vaulted ceiling area with a decorative ledge area and spotlights inset. Opening to the side allowing access to:-

### **Extended Kitchen**

**17'3" x 8'10" (5.26m x 2.69m)**

Range of high gloss effect warm white wall mounted and floor standing base units incorporating a wine rack, with a wood effect work surface over incorporating a double Belfast sink with an extendable detachable mixer tap over. The work surface extends to create a small breakfast bar seating area. Appliances built in consist of a Zanussi double oven, stacked design, six burner AEG gas hob with a stainless

steel effect extractor over, and an under unit wine cooler. Decorative false tier ceiling to the outer edges with spotlights inset, space within the units for an American style Fridge Freezer to be inset, and pluming for a washing machine. Slate effect tiling to the walls, marble effect Porcelain tiling to the floor area and a double glazed window to the rear.

### **FIRST FLOOR**

#### **Landing**

Slate effect tiling to the outer wall area, panelling to the ceiling, loft access via the enlarged hatch area with a pull down ladder for ease of access and a double glazed window to the side.

#### **Bedroom One**

**13'2" into by 10'9" to wall x 9'11" (4.01m into by 3.28m to wall x 3.02m)**

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

#### **Bedroom Two**

**12'4" x 9'11" (3.76m x 3.02m)**

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

#### **Bedroom Three**

**9'6" max 7'8" min x 5'5" (2.90m max 2.34m min x 1.65m)**

Double glazed window to the front, radiator, alcove over the stairs area, and a decorative coving finish to the ceiling area.

### **Bathroom**

**7'11" x 5'3" (2.41m x 1.60m)**

Suite comprised of a corner shower cubicle with a boiler fed detachable and rainfall shower inset. Free standing oval bath and mixer tap over, concealed flush WC and a Limescale



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wash bowl set on an open vanity stand with an ornate mixer tap over. Ladder style radiator, shaver point, panelling to the ceiling area, and an extractor to the outer wall. Three sandstone effect tiled walls and one slate effect tiled wall, wood effect flooring and a double glazed window to the rear.

## OUTSIDE

### Covered Seating Area/ Outside Kitchen

20' x 10'4" max 6'5" min (6.10m x 3.15m max 1.96m min)

Covered seating area with Porcelain tiling to the floor area, modern style up/down lighting either side of the exit from the dining room area. Two double electrical outside sockets, four hanging globe style lights inset to the openings of the covered area. Access gate to the side allowing access to the secure gated shared entrance area. Outdoor kitchen area consisting of a stainless steel sink with a mixer tap over and storage below, barbecue cooking area and an asian style clay Tandor oven. Decorative tiling to the outside cooking area.

### Rear Garden

Mixture of wall and fence borders surrounding a low maintenance rear garden consisting of raised decorative flower beds to either side of the artificial lawn areas, a decorative block paved edging with gravel surrounding the Porcelain stepping stones inset creating a pathway giving access to the rear detached garage area.

### Detached Garage

The garage area can be accessed directly from the rear garden area or the secure gated shared access driveway to the side of the property. the garage consists of an electric roller access door to the side from the shared secure driveway area, double glazed window to the rear garden area and a double glazed door also to/from the rear garden area/. Electric supply, and lighting.

### OfCom Mobile Coverage

Results for 126 Falmouth 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 Variable in-home

O2 Good outdoor and in-home

3 Good outdoor, variable 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.

O2- 74%

Vodafone 78%

Three 80%

EE 76%

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

### OfCom Broadband Coverage

STANDARD - Highest available download speed - 4 Mbps. Highest available upload speed - 0.6 Mbps - Availability Good

SUPERFAST Highest available download speed - 55 Mbps - Highest available upload speed - 15 Mbps - Availability Good

ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

