PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Ashville Avenue, Hodge Hill, Birmingham, B34 6NA
Offers Over £200,000



Offers Over £200,000

Ashville Avenue, Hodge Hill, Birmingham, B34 6NA

** BUNGALOW ** TWO BEDROOMS ** EN-SUITE SHOWER ROOM ** DRIVEWAY ** GARAGE **

***** CURRENTLY LEASEHOLD WILL BE FREEHOLD ON COMPLETION ******

This semi-detached bungalow is being offered with NO UPWARD CHAIN and offers a DRIVEWAY to the front for one vehicle with garden areas surrounding, entrance hallway, TWO BEDROOMS, the main bedroom having the benefit of an EN-SUITE SHOWER ROOM. Lounge, Kitchen, and a further main shower room. We believe this property may of been a three bedroom originally due to the over sized main shower room and en-suite shower room, which most don't have, instead they have a third bedroom. The property also benefits from a glass roofed CONSERVATORY and a GARAGE in the rear garden accessed via the shared secure driveway to the rear (we are advised this is not accessible at the moment due to overgrowth). Energy Efficiency Rating:- Awaiting

Front Garden/Driveway
Block paved driveway for one vehicle with sleeper style retaining borders, sloped access to one side of the driveway area also giving access to the side entrance gate through to the rear garden area. Further paved/stepped access to the other side with a convenient hand rail. Lawn to one side and above the driveway area with flower beds above the driveway and to either side of the double glazed door allowing access to:-

Entrance Hallway
Radiator, loft access via the hatch area, spotlights inset to the ceiling, and doors to:-

Lounge
13'2" x 11'5" (4.01m x 3.48m)
Double glazed windows at matching height and over a set of double glazed double doors to the rear allowing access to the conservatory area. Radiator, spotlights inset to the ceiling area, wooden style fire surround with a stone effect back over hearth and a coal effect electric fire. Archway opening to the side into:-

Kitchen
11'10" x 6'9" (3.61m x 2.06m)
Range of wall mounted and floor standing base units with display unit incorporated, work surfaces over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit oven, stainless steel effect splash back and a stainless steel effect extractor above. Plumbing for a washing machine, wood effect flooring, partly tiled walls, spotlights inset to the ceiling and double glazed windows to the side and to the rear.

Conservatory
18'5" x 10' max 6'5" min (5.61m x 3.05m max 1.96m min)
Partly brick built with double glazed windows to the side and to the rear, double glazed French doors to the rear allowing access to the rear garden. Vaulted glass design roof, wood effect flooring, and two wall lights.

Bedroom One
12'11" into bay 9'10" x 10'11" (3.94m into bay 3.00m x 3.33m)
Double glazed bay window to the front, radiator and spotlights inset to the ceiling area. Door to:-

En-Suite Shower Room
7'9" x 4'1" (2.36m x 1.24m)
Suite comprised of a corner shower cubicle with sliding access doors, panelling to the walls with a chrome trim, low flush WC, and a pedestal wash hand basin. Ladder style radiator, spotlights inset to the ceiling, wood effect flooring, and a double glazed window to the side.

Bedroom Two
12'2" max 8'3" min x 7'4" max 4'5" min (3.71m max 2.51m min x 2.24m max 1.35m min)
Double glazed window to the front, spotlights inset to the ceiling area and a radiator.

Shower Room
7'8" x 7'6" (2.34m x 2.29m)
Suite comprised of a walk in shower cubicle with panelling to the walls, chrome effect trim, pivot screen to the end and a boiler fed shower inset. Low flush WX, and a pedestal wash hand basin. Radiator, tiling to splash prone areas, tile effect flooring, and a double glazed window to the side.

OUTSIDE

Rear Garden
Decked patio area leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders. Further paved area with decorative bark or slate covered flower bed area. Fence borders, shed and an access gate to the front giving direct access to/from the front garden area. Further access gate to the rear








Carex

giving access to the communal driveway access to the rear of the property (I am advised this is currently overgrown and a neighbouring property may of built a structure blocking all access)

Garage
Single detached garage with double glazed window to the front into the garden area, double glazed door to the side into the rear garden area and an up and over door to the rear giving access to/from the communal driveway.

Leasehold Details
Awaiting the details

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 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.

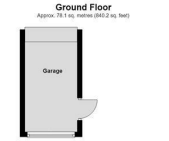
EE- Good outdoor and Variable in-home
O2 Good outdoor and in-home
3 Good outdoor, in-home
Vodafone Good outdoor and variable in-home

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.

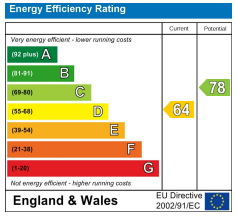
EE- 84%
O2 78%
Three 82%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.

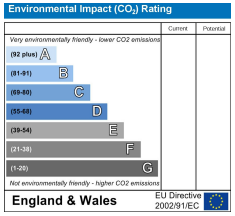
OfCom Broadband
STANDARD - Highest available download speed - 6 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good
SUPERFAST Highest available download speed - 69 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good





Total area: approx. 78.1 sq. metres (840.2 sq. feet)





PRIME ESTATES
INDEPENDENT ESTATE AGENTS

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