

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 122.3 sq. metres (1316.1 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Floorplan



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
 state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS BATHROOM
- UPSTAIRS WC

Eastbourne Avenue, Hodge Hill, Birmingham, B34 6AP

£430,000





## Property Description

This semi-detached property is currently listed for sale and is in good condition. It offers an abundance of space, with two welcoming reception rooms, perfect for entertaining guests or for relaxing evenings at home.

In addition, there are four well-proportioned bedrooms, which are ideal for a growing family or for first-time buyers looking to make their mark on a property. The property also benefits from a bathroom, designed with a focus on functionality.

One of the standout features of this property is the ample parking space available. This is a rare find in today's market and is sure to be a major advantage for any potential buyer. The property also boasts a beautiful garden.

The location of this property is another of its major selling points. It is situated within close proximity to public transport links, making it easy for commuters to travel to work or school. It is also near to local schools, which is perfect for families with children. Additionally, local amenities are just a short distance away, offering convenient access to shops, restaurants and other essential services.

In conclusion, this semi-detached property offers a wealth of opportunities for first-time buyers or families looking for their next home. Its unique features and prime location make it a highly desirable property on the market.

PORCH Leading to the hallway.

HALLWAY 12' 7" x 6' 7" (3.856m x 2.010m) Having a radiator, storage cupboard, doors to two reception rooms and the kitchen and stairs to the first floor landing.

KITCHEN 15' 9" x 10' 5" (4.821m x 3.189m) Having wall, draw and base units, roll top work surfaces, space for a range cooker, extractor fan over, space for a washing machine and tumble dryer, space for a free standing fridge/freezer, sink and drainer unit, splash back tiling, breakfast bar, double glazed window to the rear and a door to the rear garden.

DOWNSTAIRS BATHROOM 9' 8" x 8' 8" (2.964m x 2.662m) Having a low level WC, Bath, shower cubicle, vanity hand wash basin, extractor fan, radiator and door to the store cupboard.

SEPARATE WC Having a low level WC and hand wash basin.

STORE CUPBOARD 8' 6" x 4' 9" (2.609m x 1.470m) Having a double glazed window to the front and a door to the front.

LOUNGE 13' 10" x 12' 9" (4.219m x 3.892m) Having windows and a door to the rear garden and a gas fire with surround.

DINING ROOM 16' 0" x 10' 5" (4.877m x 3.189m) Having a bay window to the front and a fire with surround.

FIRST FLOOR LANDING Having doors to all beds and the WC.

BEDROOM ONE 16' 2" x 10' 5" (4.936m x 3.189m) Having a double glazed bay window to the front.

BEDROOM TWO 10' 5" x 12' 1" (3.184m x 3.698m) Having a double glazed window to the rear and a radiator.

BEDROOM THREE 8' 9" x 6' 4" (2.677m x 1.941m) Having a double glazed window to the front and a radiator.

BEDROOM FOUR 8' 5" x 7' 10" (2.584m x 2.413m) Having a double glazed obscure window to the rear, radiator and a cupboard housing the central heating boiler.

UPSTAIRS WC 4' 3" x 4' 7" (1.296m x 1.405m) Having a low level WC, hand wash basin, splash back tiling and a double glazed obscure window to the side.

REAR GARDEN Mainly laid to lawn with paved areas.

FRONT OF THE PROPERTY Having off road parking for ample cars.



Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

Mobile coverage - voice likely available for Three, O2 and Vodafone, limited for EE and data likely available for Three and Vodafone, limited for EE and O2.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 14 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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